

**ADDENDUM**  
**DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**TUESDAY, JUNE 27, 2017 - 6:00 PM**

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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.

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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 ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE, OR ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

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.

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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.
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**1. 4. CONSENT AGENDA**

1. RESOLUTION NO. 2017-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 APPLY FOR FUNDING THROUGH THE BROWARD REDEVELOPMENT PROGRAM, FOR PUBLIC IMPROVEMENTS RELATED TO THE TRION MIXED USE DEVELOPMENT PROJECT AND DECLARING THE PROJECT AS A BENEFICIAL USE OF PUBLIC DOLLARS THAT SUPPORTS ECONOMIC DEVELOPMENT AND WILL HAVE A POSITIVE IMPACT ON DOWNTOWN REDEVELOPMENT FOR THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**2. 5. PROPOSALS AND BIDS**

1. RESOLUTION NO. 2017-CRA-002

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 AN AMENDMENT TO AN AGREEMENT, WITH REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC (RMA) WITHOUT COMPETITIVE BIDDING THAT EXCEED AN ANNUAL VENDOR TOTAL OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) TO PROVIDE URBAN DESIGN AND PLANNING CONSULTING SERVICES TO PREPARE A DOWNTOWN CONCEPT PLAN;

PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE  
DATE.

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Consent Agenda

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

AUTHORIZING THE PROPER CRA OFFICIALS TO APPLY FOR FUNDING THROUGH THE BROWARD REDEVELOPMENT PROGRAM, FOR PUBLIC IMPROVEMENTS RELATED TO THE TRION MIXED USE DEVELOPMENT PROJECT AND DECLARING THE PROJECT AS A BENEFICIAL USE OF PUBLIC DOLLARS THAT SUPPORTS ECONOMIC DEVELOPMENT AND WILL HAVE A POSITIVE IMPACT ON DOWNTOWN REDEVELOPMENT FOR THE CITY OF DANIA BEACH, FLORIDA

### Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

### Fiscal Impact/Cost Summary

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### Exhibits Attached

Resolution
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**RESOLUTION NO. 2017-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 APPLY FOR FUNDING THROUGH THE BROWARD REDEVELOPMENT PROGRAM, FOR PUBLIC IMPROVEMENTS RELATED TO THE TRION MIXED USE DEVELOPMENT PROJECT AND DECLARING THE PROJECT AS A BENEFICIAL USE OF PUBLIC DOLLARS THAT SUPPORTS ECONOMIC DEVELOPMENT AND WILL HAVE A POSITIVE IMPACT ON DOWNTOWN REDEVELOPMENT FOR THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Dania Beach Community Redevelopment Plan prioritizes downtown redevelopment as a priority; and

**WHEREAS**, the “Trion Project” is a proposed mixed use project located in the Dania Beach downtown; and

**WHEREAS**, the Trion Project will include public improvements and infrastructure that will benefit the community at large; and

**WHEREAS**, the Trion Project will provide for economic development opportunities, including job creation and business attraction; and

**WHEREAS**, the Dania Beach Community Redevelopment Agency deems the public improvements and infrastructure funding to be a beneficial use of public dollars;

**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 this reference.

**Section 2.** That the CRA Board authorizes an application to be submitted in connection with the Broward Redevelopment Program (the “Project”) for public improvements and infrastructure related to the Trion Project.

**Section 3.** That the CRA finds the application and the Trion Project as beneficial uses of public dollars which support economic development opportunities that will have a positive impact on the community.

**Section 4.** That the CRA Executive Director and CRA Attorney are authorized to make minor revisions to any related documents associated with the Program.

**Section 5.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 6.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on June 27, 2017.

ATTEST:

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LOUISE STILSON, CMC  
BOARD SECRETARY

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TAMARA JAMES  
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

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THOMAS J. ANSBRO  
CRA ATTORNEY

# CITY OF DANIA BEACH

## Agenda Request Item

**Type of Request:** Bids and Proposals

**Continued from:**

### Requested Action (Identify appropriate Action or Motion)

AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AMENDMENT TO AN AGREEMENT, WITH REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC (RMA) WITHOUT COMPETITIVE BIDDING THAT EXCEED AN ANNUAL VENDOR TOTAL OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) TO PROVIDE URBAN DESIGN AND PLANNING CONSULTING SERVICES TO PREPARE A DOWNTOWN CONCEPT PLAN

### Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

### Fiscal Impact/Cost Summary

### Exhibits Attached

Memo, Resolution, Exhibit A, Exhibit, Exhibit 2

To: Chair, Vice Chair and Board of Commissioners  
From: Rachel Bach, Interim Executive Director  
Date: June 27, 2017  
**Re: Bids and Proposals – Proposal for Downtown Concept Plan**

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### **Background**

One of the primary projects identified in the Dania Beach Community Redevelopment Plan and as a strategic focus of the CRA Board for FY 2017 was to develop a Master Plan for the Downtown. To that end, the CRA has evaluated the business mix specifically in the Downtown, and is conducting door to door business surveys. In addition, the CRA is conducting a market analysis for the Downtown which will inform Downtown business attraction strategies and provide the groundwork for future modification to the land development code to support new businesses. Finally, the CRA has engaged the services of EDSA to develop a conceptual streetscape plan for NW 1<sup>st</sup> Avenue, (which was identified in the CRA plan as an alternate shopping street) in order to maximize parking, make it pedestrian friendly and provide design options that will allow for portions of the road to be closed for special events and used as a pedestrian mall.

### **Update**

The attached proposal is for development of a Downtown Concept Plan which lay the groundwork for the physical redevelopment of Downtown including standardization of streetscape elements, modifications that may be required to the Land Development Code and recommendations for public realm and beautification improvements. Specifically the Downtown Concept Plan will provide an overall Downtown Vision and include the following:

- Illustrative Plans (potential development sites, parking, current and potential development and public realm improvements)
- Color renderings and perspectives for Downtown
- Streetscape Analysis and Design
- Land Development Code Recommendations for CC and EDBB-MU

CRA Staff is recommending approval of a work authorization with RMA, who is also completing the Downtown Market Analysis which will be used to develop the Downtown Concept Plan at a total cost of \$52,675 which will also include a public open house and presentation to the CRA Board. The finalization of a Downtown Master Plan is a goal of the CRA Board for FY 2017 as identified in the Strategic Work Plan and adopted FY 2017 Budget.



100 W. Dania Beach Blvd.  
Dania Beach, Florida 33004

tel (954) 924-6801  
fax (954) 921-2604  
[www.DaniaBeachCRA.org](http://www.DaniaBeachCRA.org)

CRA Staff is also requesting the CRA Board waive bid requirements to hire RMA for this urban design and planning service to ensure continuity of planning since RMA completed the update to the CRA Plan in 2015 and is currently working on the Downtown Market Analysis, with very specific knowledge of the CRA goals for Downtown Dania Beach.

### **Fiscal Impact**

Funds are available for these services in the Community Redevelopment Agency Fund Fiscal Year 2016-2017, City Center, General Professional Services #106-52-02-552-31-10

### **Recommendation**

Motion to approve Resolution 2017 authorizing an Amendment to an Agreement with RMA not to exceed \$52,675.00 to prepare a Downtown Concept Plan without competitive bids or quotes which exceed the annual single vendor threshold of \$25,000.00.

**RESOLUTION NO. 2017-CRA-002**

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 AN AMENDMENT TO AN AGREEMENT, WITH REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC (RMA) WITHOUT COMPETITIVE BIDDING THAT EXCEED AN ANNUAL VENDOR TOTAL OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) TO PROVIDE URBAN DESIGN AND PLANNING CONSULTING SERVICES TO PREPARE A DOWNTOWN CONCEPT PLAN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, RMA provides community redevelopment and real estate services; and

**WHEREAS**, RMA currently provides continuing management, real estate and marketing consulting services to the Community Redevelopment Agency; and

**WHEREAS**, the Community Redevelopment Agency of the City of Dania Beach deems it in its best interest to retain RMA to provide such services without competitive bidding and without advertisement for bids; and

**WHEREAS**, RMA proposes to provide these services for a lump sum fee of Fifty Two Thousand Six Hundred Seventy Five Dollars (\$52,675.00) for fiscal year 2017; and

**WHEREAS**, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, “Monetary thresholds for certain purchases and payment disbursement authorizations”, Subsection (a), sets the monetary threshold or limitation at \$25,000.00 for a vendor each fiscal year; and

**WHEREAS**, this amendment will now bring the vendor total for Fiscal Year 2017 to Three Hundred Twelve Thousand Six Hundred Seventy Five Dollars (\$312,675.00), for CRA administration, marketing and public relations, general consulting services;

**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 this reference.

**Section 2.** That the CRA authorizes an Amendment to the existing Agreement with RMA Consulting in an amount not to exceed Fifty Two Thousand Six Hundred Seventy Five Dollars (\$52,675.00); provided, however that no agreement will be effective unless and until it has been executed by all parties.

**Section 3.** That the Executive Director and CRA Attorney are authorized to make minor revisions to any related documents associated with the Project.

**Section 4.** That funding for the public private consulting services is funded in the Community Redevelopment Agency Fund Fiscal Year 2016-2017, City Center, Professional Services General Account, Account Number 106-52-02-552-31-10.

**Section 5.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 6.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** on June 27, 2017.

ATTEST:

\_\_\_\_\_  
LOUISE STILSON, CMC  
BOARD SECRETARY

\_\_\_\_\_  
TAMARA JAMES,  
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
THOMAS J. ANSBRO  
CRA ATTORNEY



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June 26, 2017

**WORK AUTHORIZATION**

Dania Beach Community Redevelopment Agency ("Client")  
Tamara James, Chair  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004  
Contact: 954.924.6801

and

Redevelopment Management Associates, LLC (RMA) ("Consultant")  
C/O Kim Briesemeister, Principal  
2302 East Atlantic Blvd.  
Pompano Beach, FL 33062  
Contact: 954.695.0754  
Email: kim@rma.us.com

**RE: Downtown Concept Plan**

To Chair James:

**Redevelopment Management Associates, LLC (RMA)** ("Consultant") is pleased to provide this Scope of Services to the Community Redevelopment Agency ("CRA") of the City of Dania Beach, Florida, ("Client") for consulting services related to the project referred to as the Downtown Concept Plan.

**Background**

The CRA has requested assistance in preparing a concept plan for the Downtown area, focusing on the City Center (CC) District and portions of the Neighborhood-Residential (NBHD-Res) and East Dania Beach Boulevard Mixed Use (EDBB-MU) Districts in order to establish a vision for an urban environment.

Please review the Scope of Services to confirm the tasks meet your expectations.

## SCOPE OF SERVICES

### **Task 1 – Existing Conditions and Data Analysis**

The RMA Team will begin the project with a Client Kick-Off Meeting to discuss the goals of the project, deliverables, expectations, data requirements, and the proposed timeline. RMA will then conduct an analysis of the existing conditions and data as described below.

- 1.1 Client Kick-Off Meeting: RMA will review the scope at one (1) orientation meeting with City/CRA Staff to kick off the project, which will occur within 2-weeks of the Notice-To-Proceed.
- 1.2 Parcel Analysis: RMA will conduct general site studies to analyze sites for potential future development and municipal parking in the Downtown.
- 1.3 Site Plan Review: RMA will review the most recent site plan applications, submitted to the City for development in the subject area, to evaluate potential conflicts, opportunities or both for public realm enhancements in coordination with the vision for the concept plan. RMA will also evaluate the site plan applications to understand where the conflicts with the current land development regulations exist.
- 1.4 Street Analysis: RMA will analyze existing conditions of specific streetscapes (i.e. sidewalks, landscaping, on-street parking, lighting, light poles etc.) in the Downtown as well as any prior design studies conducted of the specific streets. The specific streets that will be analyzed are Dania Beach Boulevard, Federal Hwy. and NW 1<sup>st</sup> Street.
- 1.5 LDR Analysis: RMA will review the current land development regulations (LDR) for the CC, NBHD-Res and EDBB-MU to evaluate its effectiveness to achieve the desired development pattern.
- 1.6 Client Meeting: RMA will review the existing conditions and data analysis at one (1) meeting with Staff.

#### Meetings Included in Scope:

- One (1) 4-hour Client Kick-Off meeting (including 1 hour travel time);
- One (1) 4-hour Client meeting (including 1 hour travel time) to review summary of existing conditions, data analysis.

Deliverables: RMA will prepare a report, outlining in both words and graphics, the existing conditions, and data analysis. A digital copy in Microsoft Office, IN Design and PDF of the booklet will be provided. RMA will provide one draft and one set of revisions of the analysis based on staff comments.

Client Responsibility:

- CRA will provide RMA a digital and hard copy of the site plan applications to review and previous studies and existing data.
- CRA will review analysis and provide consolidated comments to RMA within 10 business days of submittal.

**Task 2 – Downtown Concept Plan**

RMA will provide a Downtown Concept Plan Report with recommendations to enhance the character of the Downtown and ensure that new development and improvements sensitively fits the CRA's expectations for the context, character and quality that will define the Downtown. This document is intended to be a helpful resource representing community expectations for new construction and redevelopment in Downtown.

- 2.1 RMA will outline the preferred vision for development of the Downtown through clear, flexible design guidance, based on a general urban design framework.
- 2.2 RMA will prepare an illustrative concept plan of the Downtown depicting: the potential development pattern of the sites analyzed for future development and municipal parking; the sites that have acquired site plan approvals; and potential public realm improvements (i.e. streets and open spaces).
- 2.3 RMA will develop a vision and design concept for the specific streets analyzed in Task one and will prepare proposed street sections for each.
- 2.4 RMA will provide general recommendations for revisions to the land development regulations (LDR) for the CC, NBHD-Res and EDBB-MU Districts.
- 2.5 RMA will provide three (3) colored renderings (professionally hand drawn architectural and/or streetscape illustrations) of the Downtown.

Deliverables: RMA will prepare an 11x17 booklet, outlining in both words and graphics, the recommendations of the Concept Plan. One digital copy in Microsoft Office, IN Design and PDF of the booklet will be provided. RMA will provide one draft and one set of revisions based on staff comments.

Client Responsibility:

- CRA will review concept plan report and provide consolidated comments to RMA within 10 business days of submittal.

**Task 3 - Open House Public Meeting and CRA Board Adoption Meeting**

RMA will assist in the adoption of the Downtown Concept Plan. RMA will attend one open house session for public input as well as a CRA Board Meeting for the adoption of the plan. Additional revisions to the Downtown Master Plan that may be needed to address public input received at the Open House, the CRA Board Meeting or both are assumed to be minor. Major revisions may constitute additional services.

- 3.1 Open House Public Meeting: RMA will conduct one (1) 4-hour open house session to present the Existing Conditions Analysis and the Downtown Concept Plan, which may be necessary to engage community input. This scope assumes 4 hours total (including 2 hours travel time) for this task based on three staff members attending meetings.
- 3.2 CRA Board Adoption Meeting: RMA will attend one (1) 2-hour CRA Board Meeting to present the Existing Conditions Analysis, Downtown Concept Plan and the input received at the Open House public meetings to the CRA Board. This scope assumes 3 hours total (including 1 hour travel time) for this task based on two staff members attending meetings.

Deliverables: RMA will prepare one electronic copy of the draft presentation, for the open house public meetings and CRA Board meeting, for staff to review ten business days prior to the public meeting and attend meetings as described. In addition, one set of revisions will be provided based on staff comments. RMA will also prepare a report summarizing the discussions, comments and attendance of the open house public meetings.

Client Responsibility:

- Review draft of the PowerPoint presentation for the public meeting, and provide consolidated comments to RMA within 5 business days of submittal.
- For public meetings: a.) Provide advertisement, mailings or both; b.) Coordinate location; and c.) set up meeting space with seating, projector, screen, microphones, easel pads, post-it notes, and other materials based on the agreed upon meeting design. If necessary, RMA can provide a projector and screen with advance notice.

**Project Schedule:** 18 weeks

Task 1: 10 weeks (from notice to proceed)

Task 2: 8 weeks

Task 3: 2 months

**Exclusions:**

The following services are not included in this scope:

- Detailed parcel by parcel analysis to compare the existing regulations with the proposed regulations in terms of the potential development pattern and maximum buildout under each scenario.
- Parking study of the Downtown to determine current utilization and efficiency, existing inventory etc.
- Detailed analysis of existing and potential streetscape improvements to all roadways within the Downtown that are not specifically mentioned in this scope.
- Text amendments to the Comprehensive Plan and LDRs needed to address the Downtown Concept Plan.

**Rights to all data, work products, etc.:** Rights to all data, work products, etc. revert to Dania Beach CRA upon completion of contract. All documents, printed or electronically produced as part of this project shall be the property of the CRA. The CRA shall remain free to copy and edit any and all documents and presentation materials, electronic or otherwise. Electronic documents shall not be locked or password protected.

**Compensation:** The fee for services shall be a lump sum fee, for each task, to be paid monthly based on percentage complete.

<b>Lump sum, not to exceed .....</b>	<b>\$52,675</b>
<i>Task 1: Existing Conditions and Data Analysis .....</i>	<i>\$25,000</i>
<i>Task 2: Concept Plan .....</i>	<i>\$18,300</i>
<i>Task 3: Open House Public Meeting &amp; CRA Board Adoption Meeting.....</i>	<i>\$9,375</i>

**Reimbursable Expenses:** RMA will provide all deliverables in digital format and it is assumed no printing or copying will be needed. Costs considered reimbursable include additional renderings, all printed materials or copies of draft materials and reports submitted, if requested by CRA.

**Additional Services:** Additional services may include, but are not limited to: additional document revisions not mentioned in the above scope of work; community outreach/planning meetings/workshops, Commission Planning Workshops, one-on-one meetings with stakeholders/developers, P&Z Board members, or City Commission members; and public hearings. Those meetings and any other tasks not listed herein, are not included above and will be billed at the hourly rates per the RMA contract.

**Fee Schedule:** The fee schedule for hourly services is as follows:

Principal.....	\$230.00
Urban Design and Planning Director.....	\$185.00
Sr. Urban Designer.....	\$150.00
Urban Designer 2.....	\$125.00
Urban Designer 1.....	\$115.00
Urban Design Assistant.....	\$105.00
Sr. Planner.....	\$150.00
Planner 2.....	\$125.00
Planner 1.....	\$115.00
Planning Assistant.....	\$105.00

We look forward to working with the Dania Beach CRA on this project.

cc: Colin Donnelly, Assistant City Manager  
Marc LaFerrier, Director, Community Development Department

**Agreed and accepted by and between:**

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Kim Briesemeister  
Member  
**Redevelopment Management Associates, LLC**  
2302 East Atlantic Blvd.  
Pompano Beach, FL 33062  
Ph: 954.695.0754  
Email: [kim@rma.us.com](mailto:kim@rma.us.com)

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Tamara James  
Chair  
**Dania Beach Community Redevelopment Agency (“Client”)**  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004  
Ph: 954.924.6800

APPROVED AS TO FORM AND  
CORRECTNESS:

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Louise Stilson, CRA Clerk

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Thomas J. Ansbrosio, CRA Attorney

# Dania Beach City Center/Downtown

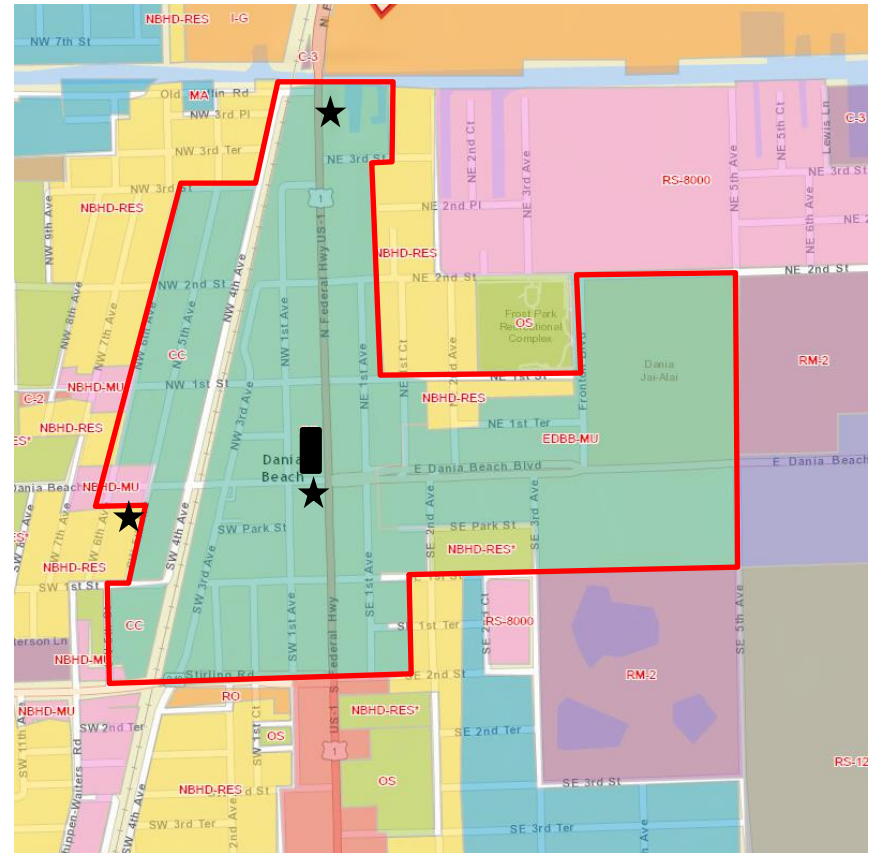
\$100,000.00 Budgeted for FY 2017

City Center RFQ – Issue June 2017

Downtown Planning (underway)

- Market Analysis - \$10,000
- Business mix and surveys
- NW 1<sup>st</sup> Avenue - \$20,000
  - Pedestrian/walkability
  - On street and shared parking
  - Street Furniture detail and requirements
- Concept Plan - \$60,000
  - Federal Highway Streetscape
  - City Center
  - East Dania Beach Blvd. – MU

\*(pending Board approval)



# Dania Beach



# Downtown Dania Beach Concept Plan

## Scope of Services Components

- **Downtown Vision**
- **Illustrative Plan**
  - Potential development pattern
  - Municipal parking
  - Sites with site plan approvals
  - Public realm improvements
- **Colored Renderings**
- **Streetscape Analysis and Design**
  - Dania Beach Boulevard
  - Federal Highway
  - NW 1<sup>st</sup> Street
- **LDR Recommendations**
  - CC, NBHD-Res and EDBB-MU Districts





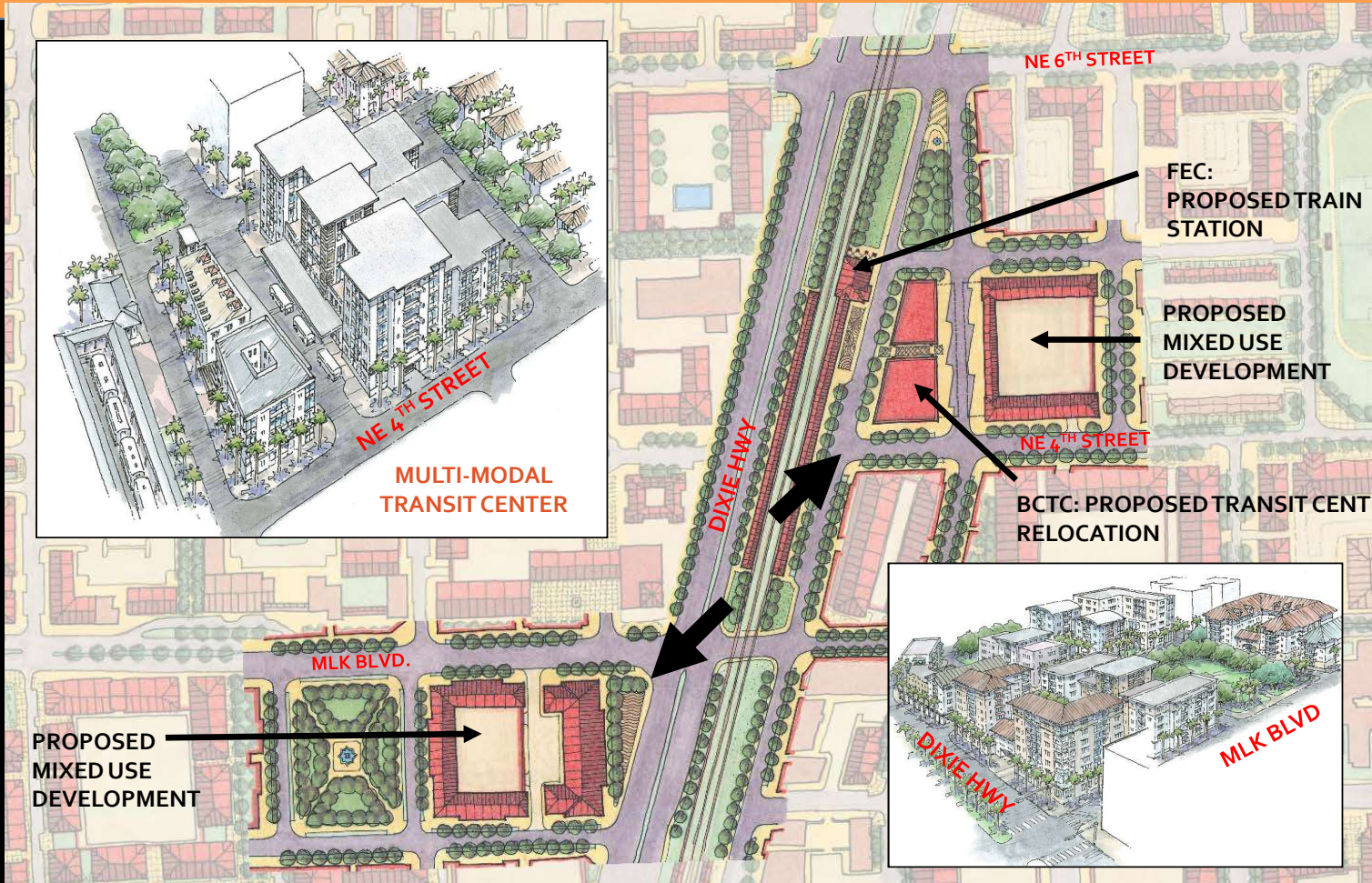
# City of Pompano Beach Downtown Concept Plan Plan Details and Renderings



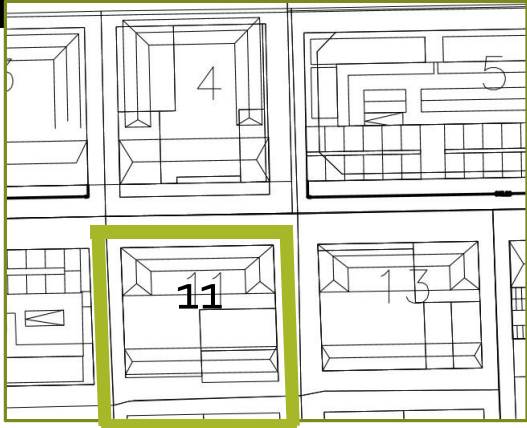
**VIEW OF FLAGLER AVENUE LOOKING SOUTH**



# City of Pompano Beach Downtown Concept Plan Plan Details and Renderings



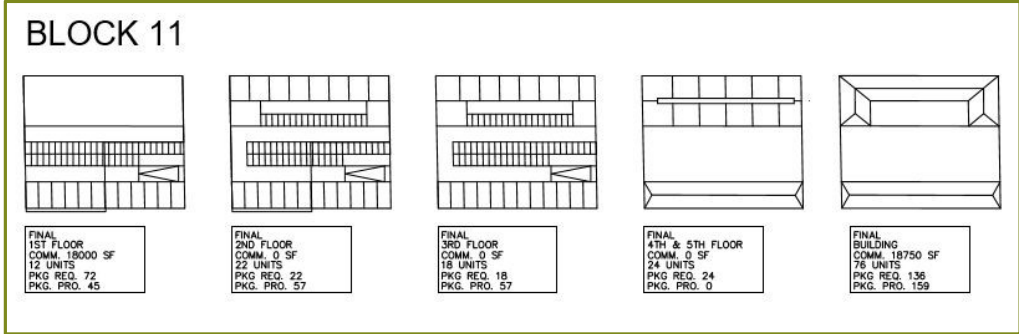
# 3. Parcel Analysis will ensure accurate density calculations



Block by block schematic building designs with commercial square footage calculations, unit and parking counts provide accuracy when comparing the existing and Proposed DENSITY and Proposed LAND USE

## BLOCK 11 Comparison:

Existing Condition 520,368sf commercial, 23 residential units  
 Proposed Condition 18,750sf commercial, 76 residential units



EXISTING GROSS BUILDOUT ANALYSIS										
Height (feet)	Max Lot Coverage (%)	Density (units/acre)	Commercial	Res Units	Area (AC) gross	Area (AC) net	Area (SF) gross	Area (SF) net	Notes	
Lot 1	30	600	20	20000	17	145	0.84	6923	36005	Max permitted height is 35 feet (approx. 10 floors above G).
Lot 2	30	600	20	6000	4	0.23	0.18	1078	7801	Max permitted height is 35 feet (approx. 10 floors above G).
Lot 3	30	600	20	6962	3	0.26	0.14	1627	5393	Max permitted height is 35 feet (approx. 10 floors above G).
OVERALL				520,368	23	1.00	1.16			

BLOCK 11 Existing Gross Buildout Analysis

PROPOSED NET BUILDOUT ANALYSIS						
Level	Commercial	Res Units	Parking Required	Parking Provided	Density (units/acre)	Area (AC) net
1	18750	12	60	45		
2	0	22	22	57	65.52	1.16
3	0	18	18	57		
4-5	0	24	24	0		
OVERALL	18,750	76	136	66		1.16

BLOCK 11 Proposed Net Buildout Analysis

EXISTING CONDITION		FUTURE LAND USE			EXISTING ZONING		
Residential Units	Commercial Square Feet	Category	Height (ft)	Density (units/acre)	Category	Height (ft)	Density (units/acre)
0	18751	C	105(10 floors)	0	B1	50(5 floors)	20
0	1682	C	105(10 floors)	0	B1	50(5 floors)	20
0	2763	C	105(10 floors)	0	B1	50(5 floors)	20
0	20526						

BLOCK 11 Existing Conditions, Future Land Use, Existing Zoning