

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, FEBRUARY 14, 2023 - 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

1. CRA Action Plan by Executive Director Chen

5. CONSENT AGENDA

1. Minutes:

Approve Minutes of January 10, 2023 CRA Board Meeting

Approve Minutes of January 12, 2023 CRA Board Workshop - CRA Plan Update

2. Travel Requests: None

3. Approve Commercial Façade Grant for Ornamental Home Design, located at 102 N. Federal Highway, for the lesser amount of 50% of the final construction costs as evidenced by paid receipts OR \$25,000 (Façade Grant Program limit)

4. RESOLUTION NO. 2023-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE TRION PROJECT; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE RELATED DOCUMENTS FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2023-CRA-003

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF CRA-OWNED PROPERTIES LOCATED AT 524 NW 3rd TERRACE AND THE SWC OLD GRIFFIN ROAD/NW 4th AVENUE, DANIA BEACH, FLORIDA (“PROPERTIES”) TO THE CITY OF DANIA BEACH FOR THE PURPOSE OF USING THE PARCELS AS NEIGHBORHOOD PARKS; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEED AND RELATED DOCUMENTS FOR THE PROPERTIES FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION NO. 2023-CRA-004

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF CRA-OWNED PROPERTY LOCATED AT 115 PHIPPEN WAITERS ROAD, DANIA BEACH, FLORIDA (“PROPERTY”) TO NATALYA DOMATOV; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEED AND RELATED DOCUMENTS FOR THE PROPERTY FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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: February 14, 2023

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

If we cannot answer, leave your name and number and we will call you back.

1. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem has many different platforms to support entrepreneurs and early-stage ventures. The Dania Beach

Innovation Ecosystem includes:

- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent



Update: In a 2023 strategy discussion with SCORE Broward, they expressed an interest in providing SCORE training programs at the upcoming CRA satellite office. They are also interested in providing ongoing mentorship support for the IP2Mkt Incubator graduates.

Progress is being made on the tenant improvements (TI) for the CRA/Incubator office at 25 N. Federal Hwy. The Developer/Contractor is meeting with Community Development to review the TI design, engineering, and construction.

FIU conducted a Small Business Innovation Research (SBIR) Success Workshop via Zoom on February 7th. This 10-In-5 (EDA) and IP2Mkt (DOE) program is representative of the programming that will be held in our CRA/Incubator office.

2. DANIA AFTER DARK

Update: Dania After Dark is temporarily suspended pending Parks & Recreation Department taking over the production of the event.

3. CRA PLAN UPDATE – WORKSHOP

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). Following the 2001 FON, the Dania Beach Community Redevelopment Agency was established by the City of Dania Beach and Broward County in 2002. The final step of setting up the CRA is the adoption of the CRA Plan. The initial Plan was adopted in 2004, updated in 2008, and updated again in 2015.

On February 15, 2022, Vanasse Hangen Brustlin, Inc. (VHB) was selected and engaged to update the CRA Plan following a Request for Responses (RFP) process. On April 26, a CRA Board Planning/Budget Workshop was held to secure the Board’s issues, interests, and priorities for the Plan update.

A CRA Board Workshop was held on Wednesday, January 11. to discuss the draft Plan Update. Neale Stralow, VHB Senior Planner and Project Manager, provided a summary presentation of the draft update and the Board actively engaged to with comments, questions, and priorities.

Update: Pursuant to law, Public Notice was published in the Sun Sentinel on Monday, January 30, 2023, advising of the proposed adoption and public hearing for the amended Plan. As set forth in §163.358 the City Commission continues to vest in the governing body of the municipality the power to grant final approval to community redevelopment plans and modifications thereof. Therefore, the CRA Plan Update, as revised from the January 11 Workshop, will be on the March 14 CRA Board agenda for approval and on the March 14 Commission meeting for adoption. Neale Stralow, VHB Senior Planner and Project Manager, will attend to provide a summary update and answer questions.

4. CRA-OWNED PROPERTY: 509-511 NW 3RD TERRACE

Update: The sale of this property to Turn Two Construction, a WBE/MBE real estate development and licensed general contractor, has been closed. The sales price was \$150,000.

Per Resolution No. 2022-CRA-008, approving the sale of the property to Turn Two Construction, copies of the Recorded Special Warranty Deed and the Declaration of Restrictive Covenants are attached.



5. DANIA BEACH: HONOR THE LEGACY – ART IN PUBLIC PLACES

Background: The Dania Beach CRA was the proud recipient of a \$32,000.00 the Art of Community Grant from the Community Foundation of Broward for the Dania Beach: Honor the Legacy – Art in Public Places project. The Dania Beach Arts & Entertainment District is emerging, and the Honor the Legacy project is an artful bridge to our history. Artist Gary Moore engaged residents to tell their stories of the history of Broward's first city and determine the most significant memories to be captured and conceptualize through art pieces (plaques) affixed to the light posts around the City Hall circle, creating an eight-stop walking trail. The Community Foundation of Broward Project was supported by:

- Harold D. Franks Fund
- Linda and Michael Carter Fund
- Frank D. And Anita M Butler Endowment Fund

The mounting of the finished plaques was completed in March 2021. A walking tour with artist Gary Moore was scheduled as an “unveiling” ceremony. Unfortunately, it was cancelled due to a spike in Countywide COVID cases. A second tour with Gary Moore was scheduled about two months later, but again was cancelled due to another spike of COVID.

Update: This artistic memorial to the History of Dania Beach deserves a formal “unveiling” ceremony. **Joanna Granett, President of the Dania Beach Historical Society has volunteered to lead a walking tour with the CRA Board and other interested parties at 5:00pm prior to the March 14th CRA Board Meeting.**

6. DANIA BEACH CHAMBER OF COMMERCE

The Dania Beach Chamber of Commerce is producing the 2023-2024 Community Business and Visitors Guide. These will be distributed online and strategic area businesses, including the hotels. It will be printed in a 4-inch (wide) by 9-inch (tall) format. A full-page ad costs \$1,695, with a \$200 to \$300 add on for premium placement.

The CRA recommends that we place a full-page ad in the publication for an amount not to exceed \$2,000. Due to the cost, a Board direction is all that is needed to move forward.

7. ECONOMIC DEVELOPMENT ACTIVITIES

Greater Ft. Lauderdale Alliance: The CRA hosted the Greater Ft. Lauderdale Alliance Partner Council Meeting at City Hall on February 9th. The Partner Council brings together the best and brightest economic development minds to work on common initiatives, leverage resources and share market intelligence in order to sustain a strong and responsive economic development system in Greater Fort Lauderdale/Broward County. Members of the Partner Council include representatives from Broward County

and its municipalities, chambers of commerce, redevelopment agencies and local business assistance organizations.

Broward County Coastal City Tourism Task Force: A new task force has been started through Visit Ft. Lauderdale CVB and Tourism Council. The purpose of the task force is to enhance the promotion of Broward's coastal cities. Members will develop a working, collaborative relationship and support each partner city for the promotion of tourism. Potential opportunities to be explored include Businesses, Events, Capital Improvements, Marketing and Branding, Legislation, Environmental Education, and Emerging Issues. Member Cities include:

- Broward County
- Dania Beach
- Deerfield Beach
- Ft. Lauderdale
- Hallandale Beach
- Hollywood
- Lauderdale by the Sea
- Pompano Beach
- Visit Ft. Lauderdale

Saratoga Crossings III (709 W Dania Beach Blvd): The 75-unit (all one-bedroom) building was developed in by a partnership between Atlantic-Pacific Communities and the Dania Beach Housing Authority. The site was purchased from a the owner of an existing 12-unit residential building - all 12 of the original tenants are returning to the new development. The building includes a common area room and laundry facilities. The Housing Authority is providing 15 vouchers for senior (62+) set-aside units. At a minimum, all units are low-income affordable (80% AMI) or lower cost housing. Construction started in January 2022 and is expected to be completed by March 2023.

BRAVO (Business Risk and Value of Operation) Visits: BRAVO visits by our Business Attraction Manager to our businesses and property owners during this past month include:

- **Associates MD** (1437 S Federal Hwy.): A wide range of urgent care services, occupational health services, physical exams, and diagnostic services. Open 7 days a week. Our doctors and nurse practitioners have years of experience. Urgent care and quality services have earned us a reputation in Broward County as being both reliable and considerably affordable. Primary Care, Cardiology, Neurology, Neuropathy, Podiatry and Weight Loss. Also, most major insurance plans accepted.
- **Miracle Leaf Health Center** (1419 S Federal Hwy): Mary Lou Yurubi, alternative medicine practitioner for CBD products in Dania Beach since 2018. If you are looking to obtain your Medical CBD card in Florida you can schedule online appointments

and in most cases receive same day approval for CBD products. Once approved, you can place orders online and pick up at their office. Free consultation with a licensed doctor. to help take stress and pain away. They are currently hiring for part time help as a receptionist and greeter.

- **Baer's Furniture and Design Center** (1025 S Federal Hwy): Store representative Ina Glazier advised the Baer's store has been at the same location since the 1970's. They are a full-service design center open to the public and to the design trade. Online services as well as in store, delivery options. They feature a full line of high-end furniture and bedding and custom services including design service and custom window treatments and their own financing.
- **Vape and Smoke Shop** (1406 S Federal Hwy) The chain was founded in 2013 in downtown Miami. They now have six locations throughout the South Florida. A wide variety of quality products, over 5,000 products including the largest selection of hand-blown glass, cigars, premium e-liquids, vaporizers, hookahs, tobacco, smoking and vape related accessories. shirts, clothing, gummies and more. They can also special-order custom items.
- **Life Storage** (850 Stirling Rd): This 4-year-old operation is a full service storage facility. Locally the manager is Ken Mills. They are an air conditioned/humidity controlled facility. They are a fully secure building with key code access to the building and to the elevators - coded specifically to the floor of your storage unit – and fully monitored with digital surveillance. Unit sizes from 5 x 5' up to 10 x 30'. The building is at about 85% capacity. Rates are based on availability and size and can be purchased online for slightly less. They also sell moving and packing supplies, tape, boxes, dust covers, and extra locks.
- **El Cafe Toque Cubano** (37 S Federal Hwy): This brand-new business opened on January 9. The owner, Jose Lopez, offers Cuban comfort foods and local favorites:. Cuban bread, ropa viejas, Cuban sandwiches, media noche, egg dishes, empanadas, croquettes and Cuban coffee and shakes. This is their second location in Dania Beach, with the first is on west Griffin Road - " The Little Cuban Café " voted one of the 25 best Cuban restaurants in the US according to "Now What Miami".
- **Ebycks Mobility/Electric Bicycles** (35 S Federal Hwy): This electric bike store with all electric bicycles for sale and rentals opened on January 24. Their bikes range from \$1,500 to \$ 2,000. Lithium batteries for the bikes are rechargeable. The selection is currently limited, but they offer sales and service. They would like to create a rental revenue sharing program with local hotels.

8. PATCH:

The PATCH receives a Smart Growth Partnership Award

On January 19, 2023, the Dania Beach PATCH received the prestigious “2022 Smart Growth Excellence Award” at the Smart Growth Partnership Annual Forum. The PATCH won in the Civic Places Category.

Smart Growth Partnership principles appreciate communities and projects that have successfully used the principles of Smart Growth to preserve and enhance quality of life while helping to protect public health and the environment.

The theme of the Annual Forum was the “Impact of Public Art on Communities” and CRA Executive K. Director Michael Chen made a presentation on Dania Beach Arts & Innovation District Plan speaking on the Dania Beach Arts and Entertainment District and its planned role in revitalizing downtown Dania Beach.

Ongoing Programs

- **PATCH in a Box CSA Program:** The PATCH Community Supported Agriculture CSA Produce Box program started on January 21, 2023 and will run until April 2023. The CSA program also known as Patch in a Box, offers members a share of the season's harvest straight from our farm and local growers for a discounted subscription fee. Our program has started with 5 registered members who have enjoyed our nutritious and delicious fresh vegetables such as kale, mustard greens, Tokyo Bekana, Parsley, mint, and Coconuts. Registration for our program remains open throughout the season.
- **The PATCH Shed for Storefront:** Working in collaboration with the City's Finance Department a Purchase Order was developed for the purchase of the new PATCH Shed. Delivery and set up are expected in March. The Shed will be used to store some food items but will be the PATCH storefront facilitating the daily sale of produce, value added items etc. dried herbs, infused oils, honey, vinegars and PATCH Merchandise, Tee Shirts, Hats and other items.
- **PATCH Opening Hours:** The PATCH is open for walk in purchases Monday to Friday, from 8:00am to 11:00am so residents are able to obtain fresh produce daily. Online sales are also continuing. Please visit our website at < <https://thepatchgarden.com/>>.

Prepared by and return to:
Maria V. Currais, Esq.
Weiss Serota Helfman Cole & Bierman, P.L.
2800 Ponce de Leon Blvd., Suite 1200
Coral Gables, FL 33134
305-854-0800

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Turn Two Construction, LLC, a Florida limited liability company, whose mailing address is 991 S. State Road 7, Bay C4, Plantation, FL 33317 ("Owner"), voluntarily makes this Declaration of Restrictive Covenants (the "Declaration") this 5 day of January 2023 for the benefit of DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (the "CRA"), in consideration for the transfer of the property located at 509-511 NW 3rd Terrace, Dania Beach, Florida.

WITNESSETH:

WHEREAS, simultaneously herewith the CRA has transferred to the Owner the property located on 509-511 NW 3rd Terrace, Dania Beach, Florida as legally described on Exhibit "1" (the "Property"); and

WHEREAS, as part of the transfer by the CRA to Owner, Owner is required to enter into this covenant to restrict the utilization and transfer of the Property as described herein and Owner has agreed to these restrictions.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, the Owner hereby agrees and declares that the Property shall be subject to the covenants and restrictions herein, and which shall be binding upon all parties having any right, title, or interest in such property or any part thereof, their heirs, successors and assigns.

1. **Recitals:** That the above recitals are true and are incorporated herein by reference.
2. **Use of the Property:** Owner shall renovate or rebuild the Property as a duplex. The duplex units shall be set aside for rent or purchase by families/individuals having incomes at or below 80% of the area median gross income, adjusted for family size for Broward County ("Area Median Income"). Eligibility for the families/individuals shall be determined by an entity certified by United States Department of Housing and Urban Development and such determination shall be maintained by the Owner and produced to the CRA, upon request.

3. **Sale of the Property.** Prior to the sale of the Property (or either unit) to and eligible family/individual as set forth above, the Owner shall comply with all governmental regulations required to sell a duplex unit, including, but not limited to formation of a homeowner's association or condominium association, to ensure the Property is maintained by such future owners.
4. **Rehabilitation of the Property.** The rehabilitation work on the Property must meet the following requirements:
 - a. Owner shall submit rehabilitation plans/drawings to the City of Dania Beach within ninety (90) days of closing for approval, which approval will not be unreasonably delayed or withheld;
 - b. Owner must submit and obtain all required permits for the rehabilitation work within thirty (30) days from approval of the plans by the City of Dania Beach;
 - c. Owner must commence the rehabilitation work within sixty (60) days of obtaining the required permits and diligently pursue completion of the work; and
 - d. All rehabilitation work must be performed by a licensed general contractor.
5. **Rental Amounts and Sales Prices.** The monthly rent and sales prices for each dwelling unit shall not exceed the amounts established by United States Department of Housing and Urban Development for rent or purchase by families/individuals having incomes at or below 80% of the Area Median Income.
6. **Enforcement by the CRA.** The CRA shall have the right to enforce the terms of this Declaration by (i) injunction and to obtain a decree specifically compelling performance of any such term or provision of this Declaration or (ii) seeking a reverter of the ownership of the Property as set forth in the Special Warranty Deed signed by the CRA conveying the Property to the Owner and recorded simultaneously herewith.
7. **Violation Fee.** In addition to the enforcement rights set forth above, if Owner fails to maintain the Property as low income housing as set forth herein, the Owner (or the then successor owner violating the terms of this Declaration) shall pay the CRA a fee equal to (i) \$90,625 per each dwelling unit that is sold to a family, entity or individual in violation of the terms of this Declaration or (ii) the difference in the market rent for the term of the lease for each dwelling unit which has been rented to a family, entity or individual in violation of the terms of this Declaration and the rent established by the United States Department of Housing and Urban Development as set forth in paragraph 5 above. The amount set forth herein in subsection (i) shall be increased annually by the CPI Index. For purposes of this Declaration, "**CPI Index**" means the Consumer Price Index for all Urban Consumers (All Items U.S. City Average 1982–84 equals 100), published by the Bureau of Labor Statistics, United States Department of Labor. In the event that CPI Index is terminated

or unavailable for any reason, the calculation will be made by using the successor index or the one most nearly comparable to it as selected by the CRA. If the Owner fails to pay the fee set forth herein, the CRA shall have the right to place a lien against the Property and foreclose upon the same in the manner allowed under Florida Statutes.

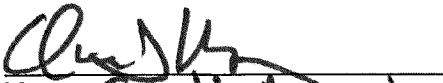
8. **Term.** The restrictions of this Declaration shall not be modified, amended, or released for a period of thirty (30) years from the Effective Date.
9. **Severability.** Invalidation of any one of these covenants by judgment of a court of competent jurisdiction shall not affect any of the other provisions of this Declaration, which shall remain in full force and effect.
10. **Recording.** This Declaration shall be filed of record among the Public Records of Broward County, Florida at the cost of the Owner and a recorded copy given to the CRA within thirty (30) days of its recording.
11. **Effective Date.** This Declaration shall become effective upon its recordation in the Public Records of Broward County and shall constitute a covenant running with the title to the Property and shall be binding upon the Owner, its successors and assigns.
12. **Captions, Headings and Titles.** Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such caption, heading or title define, limit, or in any way affect the subject matter or any of the terms or provisions thereunder or the terms and provisions of this Declaration
13. **Context.** Whenever the context requires or admits any pronoun used herein may be deemed to mean the corresponding masculine, feminine, or neutral form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof or vice versa.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Declaration on this 5 day of January 2023.

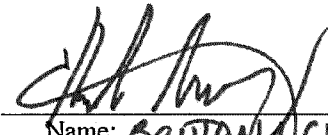
WITNESSES:


Name: Sean Swartz


Name: Quentin Morgan

OWNER:

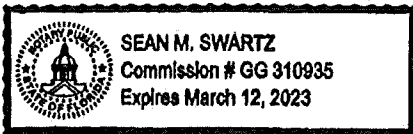
Turn Two Construction, LLC, Construction,
a Florida limited liability company

By: 
Name: BRITANY CHRISTINA ANTHONY
Title: CEO

STATE OF FLORIDA)

COUNTY OF Broward)

The foregoing instrument was acknowledged before me ☒ in person or by ☐ online notarization this 5 day January 2023, by Brittany Anthony, as CEO of TURN TWO CONSTRUCTION, LLC, a Florida limited liability company on behalf of the limited liability company. He/She ☐ is personally known to me or ☒ has produced FL BL as identification and who did not take an oath.



{NOTARY SEAL}

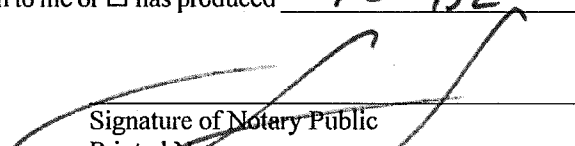

Signature of Notary Public
Printed Name: _____
Commission Expires: _____

EXHIBIT "1"

Lots 40 and 41, Block A, of Hansen & Nelson's Subdivision, according to the plat thereof,
recorded in Plat Book 3, Page 76, of the Public Records of Broward County, Florida

This instrument was prepared by:

Maria V. Currais, Esq., Partner
Weiss Serota Helfman Cole & Bierman, P.L. (Miami)
2800 Ponce de Leon Boulevard Suite 1200
Coral Gables, FL 33134
305-854-0800 | File Number: 1787.005

After recording return to:

Attorneys Title Partners, Inc.
8461 Lake Worth Road, Suite 117
Lake Worth, FL 33467

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 4 day of January, 2023 between The City of Dania Beach Community Redevelopment Agency, a public instrumentality, existing pursuant to Section 163.356, Florida Statutes whose post office address is 100 West Dania Beach Blvd., Dania Beach, FL 33004, grantor, and Turn Two Construction LLC, a Florida limited liability company, whose post office address is 991 S. State Road, Bay C4, Plantation, FL 33317, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lots 40 and 41, Block A, of Hansen & Nelson's Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 76, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida (the "Property").

Parcel Identification Number: 504234-06-0230

Subject to:

1. Taxes and assessments for the years 2023 and thereafter;
2. Restrictions, easements, covenants, conditions, limitations, and reservations of record, provided that this recital shall not operate to reimpose same.
3. Zoning and applicable governmental ordinances.
4. The Declaration of Restrictive Covenants as described below.

The Property is subject to a declaration of restrictive covenants between Grantor and Grantee recorded simultaneously herewith (the "Declaration of Restrictive Covenants"). By acceptance of this Deed, Grantee covenants and agrees for itself, its successors and assigns, that it will not intentionally, whether by action or inaction, permit or allow the breach or violation of the restrictions set forth in the Declaration of Restrictive Covenants. It is expressly provided that upon Grantee's breach or violation of the Declaration of Restrictive Covenants, ownership of the fee simple title to the Property shall revert to the Grantor, and Grantor shall have the absolute right to reenter and repossess the Property and any improvements located thereon, as well as the further right to institute suit in a court of competent jurisdiction to establish or enforce such right of reverter and possession. If the reverter set forth above takes effect because of Grantee's breach or violation of the Declaration of Restrictive Covenants, Grantee shall execute and delivery to Grantor a Special Warranty Deed conveying the Property free and clear of liens and encumbrances other than those existing on the date of this conveyance to Grantee or as otherwise deemed acceptable to Grantor. Prior to delivery of the Special Warranty Deed, Grantee shall provide the Grantor with title information consisting of a copy of Grantee's title insurance policy with computer updates or a title insurance commitment from a title company license to do business in

the State of Florida confirming that there are no liens or encumbrances on the Property other than those existing on the date of this conveyance to Grantee or as otherwise deemed acceptable to Grantor. Grantee shall also provide a no lien, possession and gap affidavit in a form reasonably acceptable to the Grantor's attorney as would be necessary to insure title to the Property along with such other documentation customarily provided in real property transactions in Broward County in order to insure title, such as resolutions and certificates. Grantee acknowledges and agrees that Grantee shall provide such documentation whether or not the Grantor obtains title insurance. If Grantee fails or refuses to execute and deliver such Special Warranty Deed when requested to do so, Grantor may record an appropriate instrument setting forth the fact of the reverter of the Property.

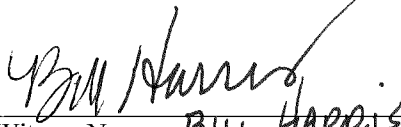
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

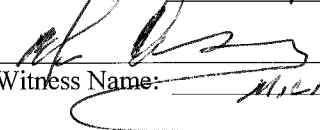
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

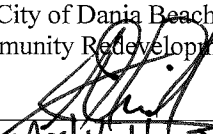
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: BILL HARRIS


Witness Name: MICHAEL CHEN

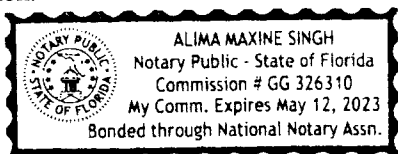
The City of Dania Beach
Community Redevelopment Agency

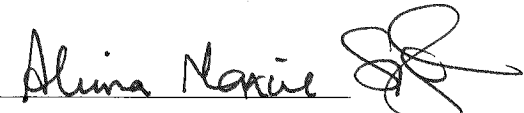
By: 
Name: Archibald J. Ryan IV
Title: Board Chair

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of January 2023 by Archibald J. Ryan IV as Board Chair, of The City of Dania Beach Community Redevelopment Agency. she ☐ is personally known or ☐ has produced _____ as identification.



Notary Signature: 

Printed Name: ALIMA MAXINE SINGH

Commission Expires: 5.12.2023



January 19, 2023



Invitation Homes Volunteers at the PATCH

January 2023

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, JANUARY 10, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:34 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
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 the Dania Beach Ecosystem (CRA/Incubator office at 25 N. Federal Highway) Dania After Dark (temporary cancellation of the event), and Art & Seafood Celebration (potentially charging an entry fee as discussed previously by the Board).

The Board consensus was to move forward with an entry fee for the Arts & Seafood Celebration.

Director Chen continued with the administrative report with updates on the CRA Plan update workshop, sale of the CRA owned property located at 509-511 NW 3rd Terrace (the property has closed), economic development activities (BRAVO visits to and status of businesses), and the PATCH (retirement of Leon Carroll).

4. Presentations

4.1 At Home Dania Beach Beautification Program presented by Rebuilding Together Broward County

Director Chen introduced Robin Martin, Executive Director of Rebuilding Together Broward County.

Mr. Martin gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Board Member James thanked Mr. Martin for all the work he and the organization have done. She asked if Mr. Martin would let the Board know if certain residents are unable to afford some of the preparation work required prior to the improvements being made so the Board could possibly use their contingency funds to assist.

Mr. Martin noted he would do so and asked that if the Board is aware of any such residents needing assistance that they let him know, as well.

Board Member Davis addressed various volunteering she has done and asked that we somehow find ways to have more community participation, either through advertising or pushing out through the CRA.

Vice-Chair Lewellen asked how many homes were budgeted last year.

Mr. Martin responded there were 40 homes budgeted and they did a few more. He confirmed they are undertaking 40 more this year.

Vice-Chair Lewellen asked that when they do an event, they let the City know so we can help promote it.

Director Chen noted the presentation was timely as the contract is an item on the Consent Agenda. He addressed the ways the CRA is promoting the program, including a video on the CRA website, and using the PATCH volunteers for this program.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of December 13, 2022 CRA Board Hybrid Meeting

5.2 Travel Requests: None

5.3 RESOLUTION NO. 2023-CRA-001

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE THE FIRST RENEWAL OF AN EXISTING AGREEMENT FOR A ONE (1) YEAR PERIOD WITH REBUILDING TOGETHER BROWARD COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RELATING TO CONSULTING AND PRODUCTION SERVICES IN CONNECTION WITH THE "2023 AT HOME DANIA BEACH RESIDENTIAL REVITALIZATION BEAUTIFICATION PROGRAM" IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY

THOUSAND DOLLARS (\$120,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

There were no discussion items on this agenda.

8. Board Member Comments

Board Member Davis congratulated the CRA on the closing of the sale of the property at 509-511 NW 3rd Terrace and said it will help provide affordable housing.

Board Member Salvino asked about the business that replaced the Checkers and if there was a problem with the mural.

City Attorney Boutsis noted the business was fined by Code Enforcement. The public art ordinance includes murals and murals must come to the Commission for approval.

Vice-Chair Lewellen said she saw Mr. Carroll on his last day at the PATCH and she understands he will be available to lend his assistance if needed.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair Ryan adjourned the meeting at 6:04 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

MINUTES OF CRA PLAN UPDATE WORKSHOP
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
THURSDAY, JANUARY 12, 2023 – 5:00 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:07 p.m.

Present:

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

2. Presentation by Neal Stralow, Vanasse Hangen Brustlin, Inc. (VHB), CRA Consultant for the CRA Plan Update

Mr. Stralow gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Board Member James asked if Mr. Stralow is addressing the PATCH as his assessment or as part of the PATCH Master Plan.

Director Chen said this is the schematic version of the Master Plan.

Mr. Stralow addressed the PATCH Master Plan and noted his recommendations are in the report. He continued with the PowerPoint presentation.

Board Member Davis noted Mr. Stralow emphasized the importance of partnerships in developing low-income and affordable housing and asked if he considered non-profit organizations. She wants to make sure we are looking at all options for developing affordable housing.

Mr. Stralow explained it would be the Board's choice of who to partner with and he continued with the PowerPoint presentation.

Commissioner James referenced the Population & Housing table; she would like to see percentages which would give a better perspective of the dire need within the CRA, rather than numbers for the City limits versus numbers for the CRA district.

Discussion ensued regarding workforce and affordable housing needs within the CRA district versus citywide.

Board Member James said she wants to make sure we are servicing those people living in the CRA district.

Vice-Chair Lewellen noted there is a lack of workforce housing everywhere and people cannot afford to live where they work; this is now happening in Dania Beach.

Mr. Stralow addressed workforce housing and noted private developers could also help to fill the gap developing housing rather than solely using public dollars.

Vice-Chair Lewellen asked if the breakdown could also be provided by age groups and disabled versus non-disabled.

Mr. Stralow responded he would look into it, and he continued with the PowerPoint presentation.

Vice-Chair Lewellen said many properties along Federal Highway and Dania Beach Boulevard are leased and have no occupants and are ripe for having issues with vandalism and the homeless.

Mr. Stralow described the use of clean teams to help address the problem.

Vice-Chair Lewellen noted she hears what Mr. Stralow is saying, but it is a vicious cycle and is not being addressed.

Mr. Stralow said with the Regional Activity Center, there is a huge opportunity for property owners to change the land use; he is not sure why they are not doing this.

Vice-Chair Lewellen felt there could be some sort of incentive for people to change the whole environment.

Director Chen noted Mr. Stralow's summaries did not go into the detail that is contained in the report which addresses these types of issues.

Mr. Stralow said there are things you can do with a private partner; usually it can be accomplished with density and intensity.

Board Member James commented in going through this entire plan, she saw things we want to address, such as NW 1st Street. She would like to see some type of plan for NW 1st Avenue where the issue is the smaller property owners cannot get the money or interest for development. She addressed the blight and homeless issue; we really must get to the root of the problem. She felt there could be more funding for a concentrated effort for code enforcement. She does not see this being addressed in this plan. We need to hone in so business owners are not plagued by the effects of vagrancy and homelessness.

Vice-Chair Lewellen noted there is also vandalism at play. She is trying to understand what we are doing for business recruitment to bring in businesses to partner with the City to end this vicious cycle.

Mr. Stralow responded this is included in the plan; steps have already been taken with the Business Academy. He concluded with the PowerPoint presentation.

3. Discussion of Draft CRA Plan Update

Board Member Salvino said he thinks the CRA needs to focus; he does not know what the game plan is after serving several years on the Board. The first focus would be to bring a plan forward to fill the vacant storefronts on Dania Beach Boulevard and Federal Highway. We are the first city from the seaport and airport; he does not see anything happening in our downtown area to attract those people coming through our City. We need to focus on improving storefronts and making the downtown area desirable.

Board Member James commented she was here when flagpoles and banners were discussed along Federal coming from the airport. She remembered there was money put aside for these, but they were not realized. She agreed we need to enhance the downtown area and look at businesses that are there. We have three major corridors we need to do a better job on, and she also does not see where the focus of the CRA is.

Board Member Davis noted the Commission set aside \$100,000 for advertising, so this is a secondary issue as compared to the homeless issue. We should clean the downtown up first and then attract businesses. We need to ramp up the conversation and see what we can do as a team; the issue is getting worse and worse. We need to make sure we prioritize what we want to do. Regarding the affordable housing issue, she is not sure if first-time homebuyers are specifically addressed.

Vice-Chair Lewellen agreed the CRA should have less focus on parties and events and more focus on the things we really need to do to develop more plans for business attraction and to combat homelessness. It needs to be a partnership with the owners of the properties. She would like us to get back to what the CRA was supposed to be about.

Chair Ryan said we have tough issues we need to tackle, such as economic activity and business incentives. Sometimes it is hard to deal with small businesses. As a business owner, he was never approached by the CRA. He addressed homelessness and noted there are many kinds of homelessness. You have to communicate and be empathetic. There are things you can do to combat homelessness; the property must be clean and bright, and we have the Façade program, and we could use incentives. He also likes the idea of having a straight-through walkway down NW 1st; it is a connector street in the City. He does not want to see Dania After Dark go away; we should work together to keep it. He also addressed murals.

Board Member James noted we must find a way to get businesses to participate in the Façade Grant program. She asked if there are any current applications.

Director Chen responded we do not have any applicants for the program, and he discussed the economic downturn during COVID that affected the program.

Board Member James said she would like the CRA to find a creative way to get our businesses to participate in the program. We have no idea where this economy is going, and we have programs we can offer to our businesses, but we must be creative in our approach.

Director Chen noted he is willing to listen to the Board for creative ideas and there are other things he has done in other places he would like to bring to the Board.

Board Member James commented we currently have other programs in the CRA, but if the existing ideas are not working, we should do away with them as she does not want to continue funding them.

Director Chen said he is not suggesting throwing away old programs but adding to them.

Vice-Chair Lewellen noted businesses are not using the Façade Grant program because they do not know about it and also, because many businesses are renting the space and the program requires the owner of the property apply for the grant. There should be better marketing of the program to both the business owner and property owner. Another issue is our code; perhaps the sign code needs to be looked at as far as murals go.

Board Member James asked if there was consensus to put the sign code on the next Commission agenda for discussion. There were no objections. She questioned the BRAVO business visits and said there is no reason the Façade Grant program cannot be presented to the businesses during these visits.

Chair Ryan said we should definitely look at what we are doing. What we are reviewing now and the direction for 2023 is very positive; we are being honest with ourselves.

Director Chen noted he appreciated the Board's active direction; he is looking forward to bringing more and more ideas to the Board for their support. He hears the Board's message; we have a lot of work to do but he is confident it can be accomplished.

4. Adjournment

Chair Ryan adjourned the meeting at 6:42 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request:

Consent
Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Approve Commercial Façade Grant for Ornamental Home Design, located at 102 N. Federal Highway, for the lesser amount of 50% of the final construction costs as evidenced by paid receipts OR \$25,000 (Façade Grant Program limit)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo Facade Grant - Ornamental Design Orn Iron v2, Application for Grant Ornamental Design Feb 2023, Ornamental Design Scope of Work, Photo Ornamental Design for Commercial Grant

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Bill Harris, Business Attraction & Investment Manager
Date: February 14, 2023
Re: Commercial Façade Grant – Ornamental Home Design

Background: Jorge M. Fallad owner and the only tenant of the property at 102 N Federal Highway, has been doing business as Ornamental Home Design at this location since 2005. Jorge has been in the South Florida design industry for over 20 years. Over the years, his business has transitioned to primarily online sales

Jorge believes his Federal Highway location, with the recent hotel and residential development, will be better suited to an active retail operation and has entered into a partnership with the owner of The Alchemist Café. The Café is a rustic, trendy craft coffee shop for artisanal coffees, light breakfasts, sandwiches, salads, desserts, craft pizza and gelato. The first location of The Alchemist Café is in Wilton Manors and is hugely successful.

The resulting conversion will provide light food and beverage service in a vintage building with outdoor garden enhancements and landscaping in a neighborhood environment. Hotel guests and residents would benefit from addition of a new food and beverage option and it would support the emerging Dania Beach Arts & Entertainment District

The Project: The building, which has been a product showroom, will be renovated with new doors and windows and pull up overhead doors to give it an open air feel with outdoor garden seating. The work includes an ADA compliant restroom, air conditioning upgrades, and kitchen equipment. Expanded parking capacity has been achieved through a parking agreement with the American Legion Hall across the street.

This business is more than three years old, so grant match they qualify for is 50%. The renovation is estimated to cost \$120,000.00. The Façade Grant application is seeking the maximum limit of \$25,000, representing a 26.3% match. The owner's share of the construction costs will be self-funded.

Recommendation: The CRA recommends Board approval of the Façade Grant application Ornamental Home Design, for the lesser amount of:

- A. 50% of the final construction costs as evidenced by paid receipts, OR
- B. \$25,000 (Façade Grant Program limit).



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 1: PROPERTY INFORMATION / PROJECT FUNDING SOURCES

Property Address: 102 N. FEDERAL HWY

Property tax folio: 504234011720 Property is in the CRA: Yes ☒ No ☐

Property is classified as a "Retail" or "Commercial" use under Broward County Property Assessor's use codes: Yes ☒ No ☐

The building at this address has received a City/County-sponsored financial assistance incentive: Yes ☐ No ☒

Property is within a shopping center: Yes ☐ No ☒

Property is owned or occupied by a tax-exempt organization: Yes ☐ No ☒

Property is occupied by a business defined as "ADULT ENTERTAINMENT" in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances: : Yes ☐ No ☒

Property Is Owned By: An Individual ☐ A Corporation ☐ A Partnership ☒

Property Owner (Owner) Name: JORGE FALLAD

Applicant is the Owner: Yes ☒ No ☐ (proof of ownership required)

Owner Address: 107 NE 1 ST. AVE

Owner: Phone: 986.489.5020 ax: _____ Email: _____

Owner's business is the primary tenant (+50%) of the leasable area: Yes ☒ No ☐

If yes, business name: N/A ☐

Date business established: 2003 Business is +3 years old: Yes ☒ No ☐

Maximum CRA Cost Match: 50% ☐ 70% ☐

Total Project Cost: \$ 120,000.00

Sources of Project Funds

Grant Request: \$ _____ (\$25,000 max)

Owner Equity: \$ _____

Other Funds: \$ _____

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

Jorge M. Fallad 05-05-22
Property Owner/Applicant Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 2: PROJECT SCOPE OF WORK / SUMMARY PROJECT BUDGET

Applicant/Property Owner: Jorge M. Falled

Owner Address: 107 NE Fifth Ave Dania, FL 33004

Owner: Phone: 786-484-5030 Fax: N/A Email: JorgeFalled@Comcast.net

Property Address: 102 N. Federal Hwy Dania, FL 33004

Only market-rate costs paid to third-party licensed contractors to construct the improvements are eligible for Grant funds. Grant funds cannot be used for acquiring property. All work must be performed in a first-class workmanlike manner in compliance with regulations of the City of Dania Beach and must meet all applicable codes. Portions of the Project cost not funded by the approved Grant must be funded by the Owner. Any improvements undertaken prior to execution of the Grant Agreement, Declaration of Restrictive Covenants, and Promissory Note will be ineligible for reimbursement.

DESCRIBE THE OVERALL PROJECT

It is the responsibility of the Applicant to demonstrate the proposed project in alignment with the adopted CRA Plans. Provide a comprehensive description of the existing building façade, the Project scope of work, and what the Project will do to change the building's functionality and "curb" appeal. (Add more pages if required.)

1. **TOTAL PROJECT COST:** \$ 130K
2. At least two (2) detailed, line-item quotes from arms-length, third-party licensed general contractors must be included to support the Project Budget. If the Applicant is unable to obtain a second quote, the requirement of a second quote may be waived by the CRA Executive Director, at his sole discretion.

3. PROJECT FUNDING SOURCES:

The total project funding must meet or exceed the total project cost and demonstrate that the applicant is able to meet their financial obligations as described in the Program.

Grant Request: \$ 35K

Owner Equity: \$

Other Funds: \$ 20K

Total Project Funding: \$

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

Jorge M. Falled

05-05-22

Property Owner/Applicant

Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 3: LINE ITEM BUDGET

Property Address:

102 N. Federal Hwy. Dania, FL 33004

Applicant/Property Owner:

Jorge M. Talled

Owner:

Address: 107 NE First Ave Dania Phone: 786-469-5030

All work must be performed by contractor(s) with a valid Florida Contractor License and registered with the City of Dania Beach. Only improvements seen from the building's street frontage (2 sides if the building is on a corner lot) will be eligible for a grant award. Eligibility of work included in the calculation of a grant award is at the sole discretion of the CRA.

Improvement Description	Line Item Cost
Architectural/engineering plans	\$ 14,000.00
Contractor fees	\$ 6,000.00
Removal of deteriorated or undesirable exterior alterations.	\$?
Exterior improvement, restoration, or rehabilitation	\$?
Repair, replacement, or installation of new storefront impact windows	\$ N/A
Repair, replacement, or installation of new exterior doors & one interior	\$ 14,000.00
Repair, replacement, or installation of new awnings.	\$ 4,000.00
Repair, replacement, or installation of new exterior lighting.	\$?
Renewal or installation of new landscaping.	\$ 1,000.00
Exterior painting.	\$ 15,000.00
Signage, (Must be part of a bigger project and permanently affixed to the building. Maximum of ten (10%) percent of the total grant award)	\$?
Parking lot improvements (Must be part of a bigger project. Maximum of twenty (20%) percent of the total grant award.)	\$
ADA compliance features/modifications	\$
Roof repairs	\$ 35,000.00
Structural stabilization	\$ N/A
Dumpster enclosure	\$?
General maintenance items	\$?
Other Improvements: (describe) Plumbing	\$ 30,000.00
Other Improvements: (describe) Electrical	\$ 12,000.00
Other Improvements: (describe) Appliances & Furniture	\$ 20,000.00
TOTAL PROJECT BUDGET	\$

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

Jorge M. Talled

05-05-22

Property Owner/Applicant

Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 1: PROPERTY INFORMATION / PROJECT FUNDING SOURCES

Property Address: 102 N. Federal Hwy
Property tax folio: 504234011720 Property is in the CRA: Yes ☒ No ☐
Property is classified as a "Retail" or "Commercial" use under Broward County Property Assessor's use codes: Yes ☒ No ☐
The building at this address has received a City/County-sponsored financial assistance incentive: Yes ☐ No ☒
Property is within a shopping center: Yes ☐ No ☒
Property is owned or occupied by a tax-exempt organization: Yes ☐ No ☒
Property is occupied by a business defined as "ADULT ENTERTAINMENT" in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances: : Yes ☐ No ☒

Property Is Owned By: An Individual ☐ A Corporation ☐ A Partnership ☒

Property Owner (Owner) Name: JORGE FALLAD

Applicant is the Owner: Yes ☒ No ☐ (proof of ownership required)

Owner Address: 107 NE 1 ST. AVE

Owner: Phone: 986.489.5020 Fax: _____ Email: _____

Owner's business is the primary tenant (+50%) of the leasable area: Yes ☒ No ☐

If yes, business name: N/A ☐ _____

Date business established: 2003 Business is +3 years old: Yes ☒ No ☐

Maximum CRA Cost Match: 50% ☐ 70% ☐

Total Project Cost: \$ 120,000.00

Sources of Project Funds

Grant Request: \$ _____ (\$25,000 max)

Owner Equity: \$ _____

Other Funds: \$ _____

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

Jorge M. Fallad 05-05-22
Property Owner/Applicant Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 2: PROJECT SCOPE OF WORK / SUMMARY PROJECT BUDGET

Applicant/Property Owner: Jorge M. Falled

Owner Address: 107 NE First Ave Dania, FL 33004

Owner: Phone: 786-489-5020 Fax: N/A Email: JorgeFalled@comcast.net

Property Address: 102 N. Federal Hwy Dania, FL 33004

Only market-rate costs paid to third-party licensed contractors to construct the improvements are eligible for Grant funds. Grant funds cannot be used for acquiring property. All work must be performed in a first-class workmanlike manner in compliance with regulations of the City of Dania Beach and must meet all applicable codes. Portions of the Project cost not funded by the approved Grant must be funded by the Owner. Any improvements undertaken prior to execution of the Grant Agreement, Declaration of Restrictive Covenants, and Promissory Note will be ineligible for reimbursement.

DESCRIBE THE OVERALL PROJECT

It is the responsibility of the Applicant to demonstrate the proposed project in alignment with the adopted CRA Plans. Provide a comprehensive description of the existing building façade, the Project scope of work, and what the Project will do to change the building's functionality and "curb" appeal. (Add more pages if required.)

1. **TOTAL PROJECT COST:** \$ 120K

2. At least two (2) detailed, line-item quotes from arms-length, third-party licensed general contractors must be included to support the Project Budget. If the Applicant is unable to obtain a second quote, the requirement of a second quote may be waived by the CRA Executive Director, at his sole discretion.

3. **PROJECT FUNDING SOURCES:**

The total project funding must meet or exceed the total project cost and demonstrate that the applicant is able to meet their financial obligations as described in the Program.

Grant Request: \$ 25K

Owner Equity: \$

Other Funds: \$ 20K

Total Project Funding: \$

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

Jorge M. Falled

05-05-22

Property Owner/Applicant

Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 3: LINE ITEM BUDGET

Property Address:

102 N. Federal Hwy Dania, FL 33009

Applicant/Property Owner:

George M. Faltach

Owner:

Address: 107 NE First Ave Dania Phone: 786-499-5000

All work must be performed by contractor(s) with a valid Florida Contractor License and registered with the City of Dania Beach. Only improvements seen from the building's street frontage (2 sides if the building is on a corner lot) will be eligible for a grant award. Eligibility of work included in the calculation of a grant award is at the sole discretion of the CRA.

Improvement Description	Line Item Cost
Architectural/engineering plans	\$ 14,500.00
Contractor fees	\$ 6,000.00
Removal of deteriorated or undesirable exterior alterations.	\$?
Exterior improvement, restoration, or rehabilitation	\$?
Repair, replacement, or installation of new storefront impact windows	\$ N/A
Repair, replacement, or installation of new exterior doors	\$ 14,500.00
Repair, replacement, or installation of new awnings.	\$ 4,000.00
Repair, replacement, or installation of new exterior lighting.	\$?
Renewal or installation of new landscaping.	\$ 1,000.00
Exterior painting.	\$ 1,500.00
Signage, (Must be part of a bigger project and permanently affixed to the building. Maximum of ten (10%) percent of the total grant award)	\$?
Parking lot improvements (Must be part of a bigger project. Maximum of twenty (20%) percent of the total grant award.)	\$
ADA compliance features/modifications	\$
Roof repairs	\$ 3,500.00
Structural stabilization	\$ N/A
Dumpster enclosure	\$?
General maintenance items	\$?
Other Improvements: (describe) Plumbing	\$ 3,000.00
Other Improvements: (describe) Electrical	\$ 12,000.00
Other Improvements: (describe) Acoustic Treatment	\$ 42,000.00
TOTAL PROJECT BUDGET	\$

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

George M. Faltach

05-05-22

Property Owner/Applicant

Date

Art Cafe

102 N Federal Hwy

Dania Beach, Florida 33004

Kitchen Equipment



Prepared by

Artech designers & Engineers, LLC



This icon has been electronically signed and sealed by Jairo Gonzalez, P.E. using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally

signed by Jairo Jairo Gonzalez, P.E / Reg.FI.License 66116
Gonzalez

Date:

2022.06.08

23:06:48

-04'00'

362 Monaco H

Delray Beach, Florida 33446

E-mail: artechdesigners@gmail.com

Tel:561-929-2134

06/08/2022

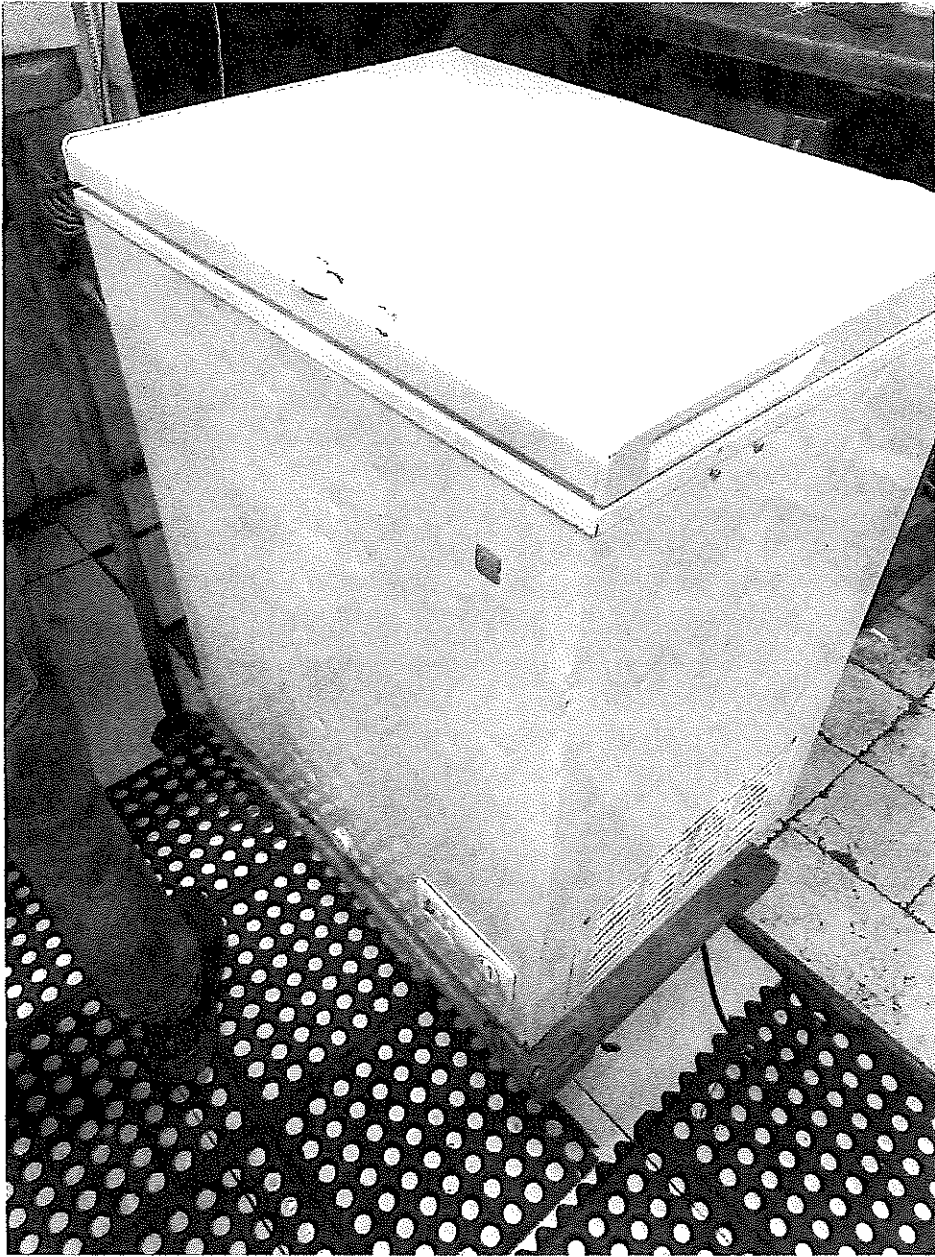
GENERAL NOTE:

This photographic Registry collects an overview of the kitchen equipment intended to install in the coffee shop subject to this permit application but does not include all the cut-sheets requested by the City, only the pizza oven catalog is available as part of this appendix, because it is a used equipment which is under an offer -to purchase conditioned to the permit approval. However, a full set of cut-sheets will be provided upon approval. In addition, an equipment schedule containing the basic specifications of this equipment has been included in the construction drawings and in this document as a base for the electrical and fire design.

EQUIPMENT & APPLIANCES SCHEDULE								
ITEM No.	QTY.	EQUIPMENT CATEGORY	AMPS	KW	HP	VOLTS	CERTIF.	
ELECTRICAL	1	1	BEV.COOLER GDC-10-HC		0.50		115	UL
	2	1	EXPRESSO MACHINE		2.50		208	ETL
	3	1	BLENDER		0.60		115	ETL
	4	1	MICROWAVE		1.00		115	ETL
	5	1	ICE MAKER UC-210-HA		0.60		115	ETL
	6	1	REF.PREP TABLE APT-48-HC		1.00		115	ETL
	7	1	POS CASHIER REGS		0.45		115	ETL
	8	1	TOASTER		0.25		115	ETL
	9	1	FRIDGE SS-2R-HC		1.20		115	ETL
	10	1	DELI CASE		0.50		115	ETL
	11	1	GELATTO CASE		0.50		115	ETL
	12	1	PIZZA OVEN		0.50		115	ETL
	13	1	PIZZA PREP TABLE		0.50		115	ETL
OTHERS	14	1	THREE COMPART.SINK					
	15	2	HAND SINK					
	16	1	GREASE INTERCEPTOR					
	17	1	UTILITY SINK /MOP					



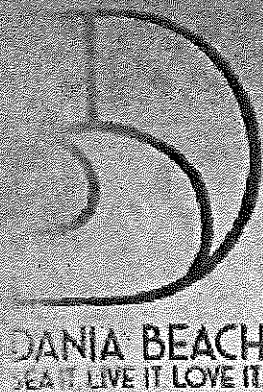
Picture No.1- Espresso machine. This equipment is as shown and it is under offer to purchase if the coffee shop is approved.



Picture No.2- Beverage Cooler GDC- 10-HC under offer to purchase.



Picture No.3- Pizza oven. This equipment is as shown and it is under offer to purchase if the coffee shop is approved. Catalog is attached.



STRUCTURAL

Plan Review Struc

- Plans need to be routed to EPGMD of Broward County and
- Plans need to be Signed and Sealed by the Architect , Dig
- Submit product approval for the exterior metal doors –FBI
- The new openings on the exterior wall shall have one fill
- Provide slab repair detail –FBC-ADM-107.2.1
- The occupant load of the bakery shall be 15 persons but
- On the window opening detail the fill cell #5 rebar shall b
- Submit statement of responsibilities regarding asbestos –
- Indicate on the seating chart the location of the designate

STRUCTURAL

Plan Review Struc

- Plans need to be routed to EPGMD of Broward County an
- Plans need to be Signed and Sealed by the Architect , Dig
- The occupancy classification shall be mixed use –FBC-sec
- The mercantile (Sales) shall have occupant load of 1/60s
- The egress can't be though the kitchen –FBC-1016.2
- Submit product approval for the new windows –FBC-2410

Harris, Bill

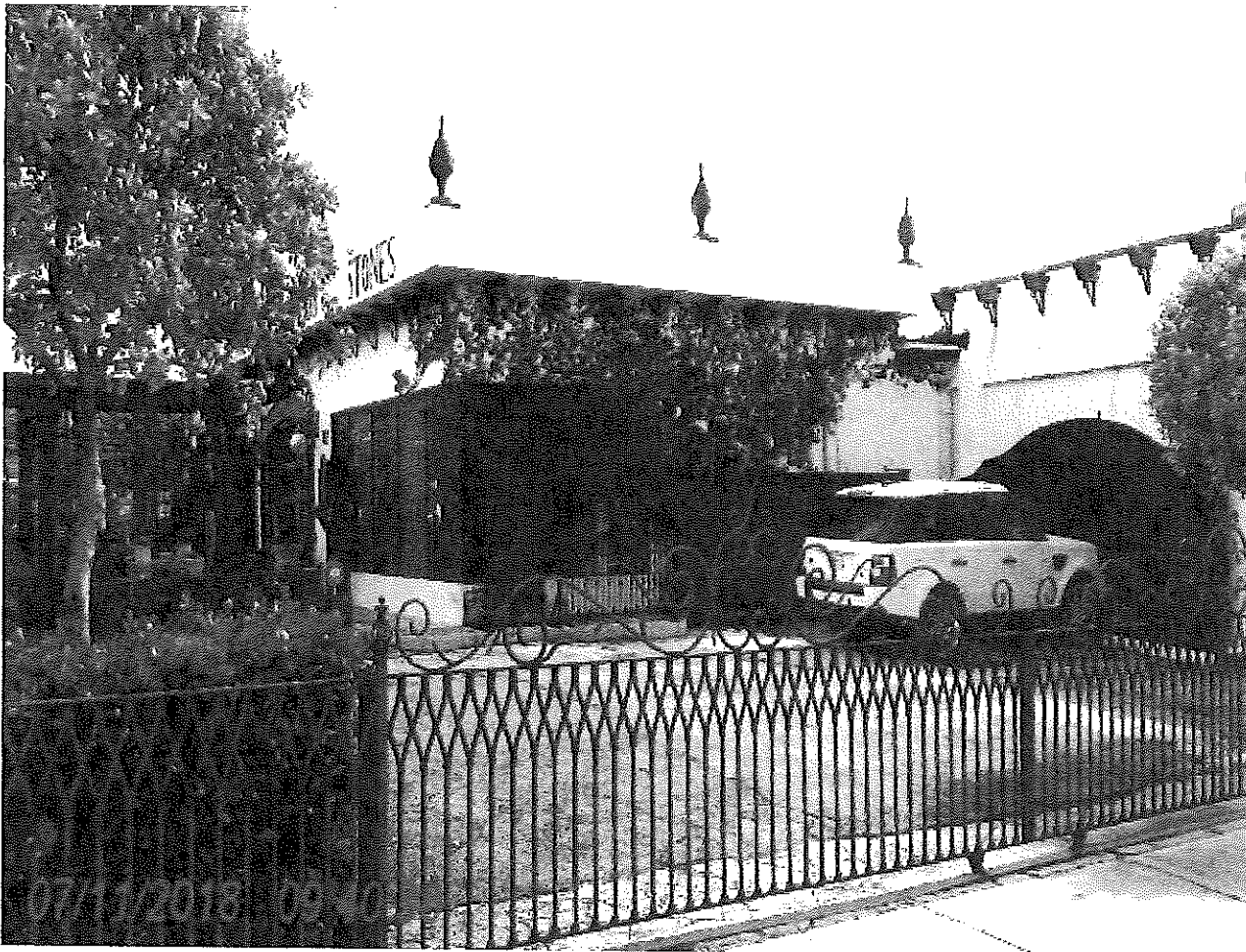
From: Bill Harris <bill@stagedrightevents.com>
Sent: Monday, May 23, 2022 9:02 AM
To: Harris, Bill
Subject: Alchemist Shoppe

****CAUTION**** This email originated from external sources. Do not open attachments OR click any links until you have verified the authenticity of the message and its contents.





Sent from my iPhone



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

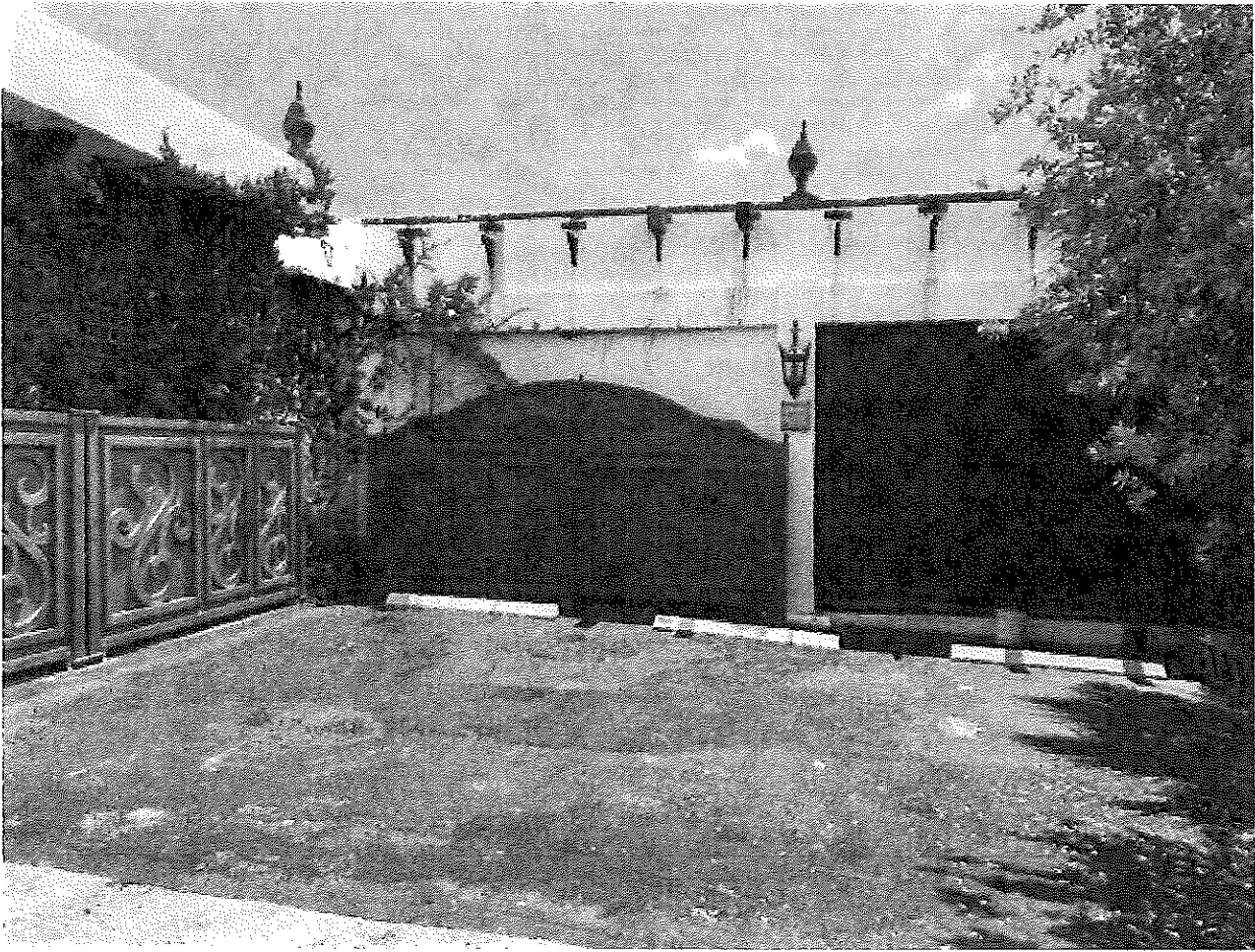
PHOTOS OF EXISTING BUILDING FAÇADE – ALL SIDES

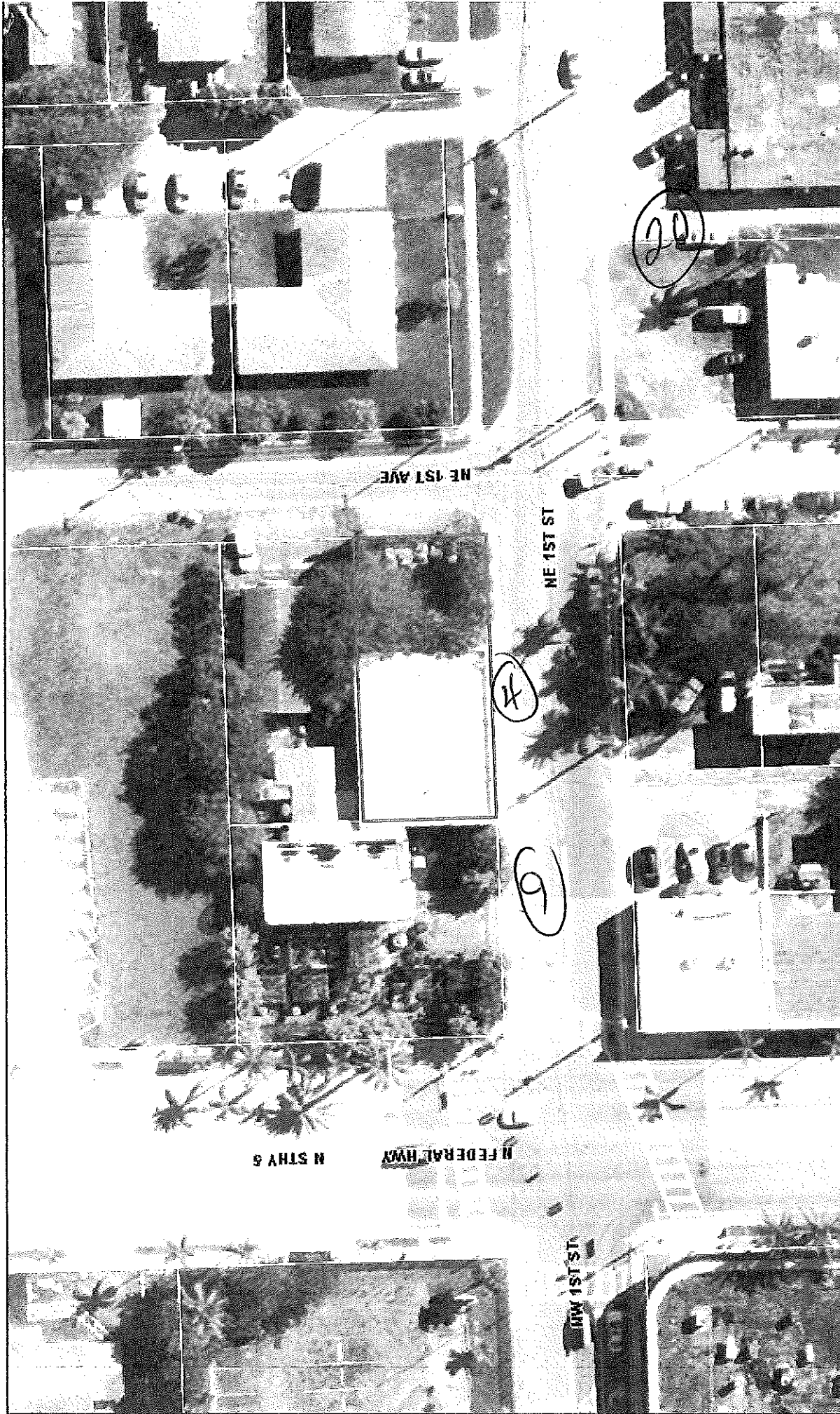


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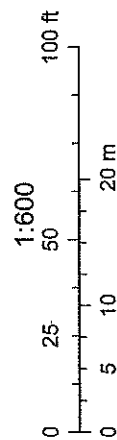
Bill Harris
Business Attraction & Investment Manager
CRA
City of Dania Beach
100 W Dania Beach Blvd., Dania Beach, 33004
www.DaniaBeachCRA.org
t: 954-924-6801 x3667
bharris@daniabeachfl.gov

Like us on Facebook  *Visit our Website* 





May 5, 2022



PROPERTY SUMMARY
Tax Year: 2022

Property ID: 504234011710

Property Owner(s): FALLAD, JORGE M &
 VELEZ, MARIA A

Mailing Address: 102 N FEDERAL HWY DANIA BEACH, FL 33004-2804

Physical Address: 102 N FEDERAL HIGHWAY DANIA BEACH, 33004

Property Use: 11-01 Retail Store - 1 unit

Millage Code: 0413

Adj. Bldg. S.F: 1460

Bldg Under Air S.F:
Effective Year: 1960

Year Built: 1956

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net
Zoning: CC - CITY CENTER

Abbr. Legal Des.: TOWN OF MODELO (DANIA)

 B-49 D LOT 22 LESS ST RD, LOT 23 LESS ST
 RD, BLK 11

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$162,000	\$232,000	0	\$394,000	\$394,000	
2021	\$162,000	\$232,000	0	\$394,000	\$394,000	\$9,085.50
2020	\$162,000	\$232,620	0	\$394,620	\$394,620	\$9,395.18

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$394,000	\$394,000	\$394,000	\$394,000
Portability	0	0	0	0
Assessed / SOH	\$394,000	\$394,000	\$394,000	\$394,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$394,000	\$394,000	\$394,000	\$394,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/02/2005	Warranty Deed	\$400,000	41014 / 1765
03/16/1994	Multi Trustee's Deed	\$207,000	21912 / 827

LAND CALCULATIONS

Unit Price	Units	Type
\$20.00	8,100 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504234012870	04/13/2022	Warranty Deed		\$297,000	118117696	37 SW 6 AVE DANIA BEACH, FL 33004
504234012620	04/07/2022	Multi Deed	Excluded Sale	\$2,177,800	118105585	22 SW 6 AVE DANIA BEACH, FL 33004
504234014180	04/07/2022	Multi Deed	Excluded Sale	\$1,438,900	118106179	111 NW 7 AVE #1-3 DANIA BEACH, FL 33004
504234010690	03/22/2022	Warranty Deed	Qualified Sale	\$311,800	118043058	209 NW 7 AVE DANIA BEACH, FL 33004
504234013420	03/16/2022	Multi Warranty Deed		\$1,350,000	118062616	29 S FEDERAL HWY DANIA BEACH, FL 33004

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Dania Fire (04)						Dania Beach Stormwater (DS)		
Commercial (C)								
1,460						16.40		

SCHOOL

 Collins Elementary: C
 Olsen Middle: C
 South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Joseph Geller	34	Gary M. Farmer, Jr.	Ann Murray

PROPERTY SUMMARY

Tax Year: 2022	Property Use: 11-01 Retail Store - 1 unit	Deputy Appraiser: Commercial Department
Property ID: 504234011720	Millage Code: 0413	Appraisers Number: 954-357-6835
Property Owner(s): FALLAD, JORGE M & VELEZ, MARIA A	Adj. Bldg. S.F: 3250	Email: commercialtrim@bcpa.net
Mailing Address: 102 N FEDERAL HWY DANIA BEACH, FL 33004-2804	Bldg Under Air S.F:	Zoning : CC - CITY CENTER
Physical Address: 101 NE 1 STREET DANIA BEACH, 33004	Effective Year: 1955	Abbr. Legal Des.: TOWN OF MODELO (DANIA)
	Year Built: 1947	B-49 D LOT 24 BLK 11
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$52,500	\$402,870	0	\$455,370	\$383,770	
2021	\$52,500	\$353,570	0	\$406,070	\$348,890	\$8,836.09
2020	\$52,500	\$320,960	0	\$373,460	\$317,180	\$8,390.33

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$455,370	\$455,370	\$455,370	\$455,370
Portability	0	0	0	0
Assessed / SOH	\$383,770	\$383,770	\$383,770	\$383,770
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$383,770	\$455,370	\$383,770	\$383,770

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/02/2005	Warranty Deed	\$300,000	41014 / 1766
11/04/1997	Warranty Deed	\$220,000	27276 / 383
03/16/1994	Multi Trustee's Deed	\$207,000	21912 / 827

LAND CALCULATIONS

Unit Price	Units	Type
\$10.00	5,250 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504234012870	04/13/2022	Warranty Deed		\$297,000	118117696	37 SW 6 AVE DANIA BEACH, FL 33004
504234012620	04/07/2022	Multi Deed	Excluded Sale	\$2,177,800	118105585	22 SW 6 AVE DANIA BEACH, FL 33004
504234014180	04/07/2022	Multi Deed	Excluded Sale	\$1,438,900	118106179	111 NW 7 AVE #1-3 DANIA BEACH, FL 33004
504234010690	03/22/2022	Warranty Deed	Qualified Sale	\$311,800	118043058	209 NW 7 AVE DANIA BEACH, FL 33004
504234013420	03/16/2022	Multi Warranty Deed		\$1,350,000	118062616	29 S FEDERAL HWY DANIA BEACH, FL 33004

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Dania Fire (D4)						Dania Beach Stormwater (DS)		
Commercial (C)								
3,250						9.10		

SCHOOL

 Collins Elementary: C
 Olsen Middle: C
 South Broward High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	23	Debbie Wasserman Shultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
100	Joseph Geller	34	Gary M. Farmer, Jr.	Ann Murray

CITY OF DANIA BEACH

Agenda Request Item

Type of Request:

Consent
Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE TRION PROJECT; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE RELATED DOCUMENTS FOR THIS PURPOSE

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

Memo Broward Interlocal Agmt 021423, R-2023-CRA-002 BC First Amendment to ILA for Trion Project, R-2023-CRA- BC First Amendment to ILA for Trion Project Exhibit A, R-2022-CRA-011 4 Dania Beach Holdings LLC (Trion Project) Second Amendment to Development Agreement executed

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: February 14, 2023
Re: Broward County Interlocal Agreement – Broward Redevelopment Program for the Trion project

Background: On May 12, 2020 the CRA Board authorized a Development Agreement with 4 N Federal Dania, LLC (“Developer”) to facilitate construction of the Trion at Dania Beach, consisting of an eight (8) story residential building, with 340 market-rate units, approximately 13,000 square feet of ground floor retail space, on-site parking, and a public park. The Agreement provides for an incentive of \$1,000,000 specifically related to the public park. The funding for the incentive comes from an Interlocal Agreement with Broward County for support from the Broward Redevelopment Program (BRP).

On December 13, 2022, the CRA Board approved Resolution No. 2022-CRA-011, amending the Development Agreement to extend the deadline for the Developer to complete the project and obtain a Certificate of Occupancy by January 23, 2023. The approved extension is for twelve (12) months.

Update: Section 4 of Resolution No. 2022-CRA-011 specifies that the validity of our Resolution requires an Amendment of the Broward County Interlocal Agreement to secure the funding support from the Broward Redevelopment Program

The Broward Housing & Community Development Department is prepared to submit the extension request for approval by the Board of County Commissioners. In order to process the agenda item, they require the CRA to execute the Interlocal Agreement Amendment.

Recommendation: The CRA recommends approval to execute the First Amendment to the Interlocal Agreement Between Broward County and the Dania Beach Community Redevelopment Agency for the Trion Project

Attachments: Resolution No. 2022-CRA-011, dated December 13, 2022

RESOLUTION NO. 2023-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING A FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE TRION PROJECT; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE RELATED DOCUMENTS FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 23, 2019, the CRA Board adopted Resolution No. 2019-CRA-026 authorizing an Interlocal Agreement (ILA) with Broward County for the Broward Redevelopment Program grant (BRP); and

WHEREAS, on May 12, 2020, the CRA Board authorized execution of a Development Agreement (“Agreement”) with 4 N Federal Dania, LLC (“Developer”) to facilitate construction of the Trion at Dania (“Project”), which will promote redevelopment, job creation, tax revenue generation and the reduction of slum and blight for the benefit of the City of Dania Beach; and

WHEREAS, the Project is proposed to consist of an eight (8) story, 340 market-rate, residential unit building, including approximately 13,000 square feet of ground floor retail space, buried utilities, wide sidewalks, a public park with exercise equipment, a fountain and on-site parking; and

WHEREAS, on December 13, 2022, the CRA Board adopted Resolution No. 2022-CRA-011, amending the Development Agreement to extend the deadline for the Developer to complete the project and obtain a Certificate of Occupancy by January 23, 2023. The approved extension is for twelve (12) months; and

WHEREAS, Section 4 of Resolution No. 2022-CRA-011 specifies that the validity of the Resolution requires an Amendment of the Broward County Interlocal Agreement to secure the funding support from the BRP; and

WHEREAS, the Broward Housing & Community Development Department is prepared to submit the extension request for approval by the Board of County Commissioners. In order to process the agenda item, they require the CRA to execute the Interlocal Agreement Amendment;

**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 above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA approves the First Amendment to the Interlocal Agreement between Broward County and the Dania Beach Community Redevelopment Agency for the Trion Project, a copy of which is attached as Exhibit “A”.

Section 3. That the CRA authorizes the proper City officials to execute the First Amendment to the Interlocal Agreement between Broward County and the Dania Beach Community Redevelopment Agency for the Trion Project, in substantially the form approved by the City Attorney.

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 February 14, 2023.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

ATTACHMENT A

Return recorded copy to:
Broward County Housing Finance Division
110 NE 3rd Street, Suite 300
Fort Lauderdale, Florida 33301

Document prepared by:
Alexis I. Marrero Koratich, Assistant County Attorney
Broward County Attorney's Office
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE TRION PROJECT

This First Amendment ("First Amendment") to the Agreement (hereinafter defined) is made and entered into by and between Broward County, a political subdivision of the State of Florida ("County"), and the Dania Beach Community Redevelopment Agency, a public body corporate and politic, or its successor ("CRA") (each a "Party," collectively referred to as the "Parties").

RECITALS:

A. The Parties entered into that certain Interlocal Agreement between Broward County and the Dania Beach Community Redevelopment Agency for the Trion Project, executed on January 23, 2020 ("Effective Date"), and recorded by the County on January 28, 2020, at Instrument #116314862 ("Agreement"). The Agreement provides funding for the Trion Project ("Project").

B. The Agreement was entered into pursuant to Section 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969."

C. Paragraph 3.1 of the Agreement states that the Agreement shall terminate on June 30, 2023.

D. Paragraph 4.2 of the Agreement provides for certain milestones that must be completed within three (3) years after the Effective Date of the Agreement.

E. On November 1, 2022, the CRA notified County in writing that "[t]he Developer experienced start delays due to COVID-related shutdowns and throughout the construction they have experienced significant supply chain disruptions resulting in a delay of the final completion" and "has formally requested the Completion Deadline...be extended for twelve (12) months."

F. Accordingly, CRA has requested a twelve (12) month extension of Paragraphs 3.1 and 4.2 of the Agreement. The Parties agree that it is in the best interests of the Parties to amend the Agreement to memorialize the foregoing.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to amend the Agreement as follows (words stricken through are deletions from existing text and words underlined are additions to existing text):

1. Recitals. Each Party represents that the Recitals stated above are true and correct and are incorporated herein by reference.

2. Paragraph 3.1 of the Agreement is hereby amended as follows:

3.1. The term of this Agreement ~~shall begin on the date it is fully executed by the parties~~ became effective on January 23, 2020 ("Effective Date"). The termination of the Agreement shall be ~~June 30, 2023~~ June 30, 2024.

3. Paragraph 4.2 of the Agreement is hereby amended as follows:

4.2 No County disbursement shall be made until each milestone identified for the approved Project is achieved. The milestones for this Project are as follows:

...

b. The second milestone shall be at the completion of the Project, which shall be no later than ~~three (3)~~ four (4) years after the Effective Date of this Agreement. Completion will be deemed to have occurred when CRA submits all receipts, approved permits, certificates of completion, if any, copies of all permits with all required sign-offs, and all other necessary documentation indicating the work for the Project has been completed in a satisfactory manner. Final required sign-off shall include a professional engineer's signing and sealing that the Project is complete and operational, in substantial conformance with the plans and specifications.

...

c. CRA agrees that all County funds disbursed to CRA for the Project shall be returned to County if the Project is not completed and operational within ~~three (3)~~ four (4) years after the Effective Date of this Agreement.

4. Except as amended herein, all of the terms, conditions, and provisions of the Agreement shall remain in full force and effect.

5. Preparation of this First Amendment has been a joint effort of the Parties, and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

6. Individuals executing this First Amendment represent and warrant that, on the date they sign this First Amendment, they are duly authorized by all necessary and appropriate action to execute this First Amendment on behalf of the Party they represent and do so with full legal authority.

7. This First Amendment may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

8. This First Amendment shall be recorded in the Official Records of Broward County in accordance with the Florida Interlocal Cooperation Act of 1969.

9. The CRA acknowledges that, through the date hereof, it has no claims against County with respect to any of the matters covered by the Agreement, as amended.

10. In the event of any conflict between the terms of this First Amendment and the Agreement, the Parties hereby agree that this First Amendment shall control.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have made and executed this First Amendment: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 2023, and the DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY, signing by and through its _____, duly authorized to execute same.

County

ATTEST:

Broward County, by and through
its Board of County Commissioners

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor
____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By _____
Alexis I. Marrero Koratich (Date)
Assistant County Attorney

By _____
Maite Azcoitia (Date)
Deputy County Attorney

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY AND THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE TRION PROJECT

CRA

Witness:

Dania Beach Community
Redevelopment Agency

By _____

Print Name: _____

____ day of _____, 20____

Print Name: _____

Attest:

CRA Clerk

APPROVED AS TO FORM:

CRA Attorney

RESOLUTION NO. 2022-CRA-011

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY AND 4 DANIA BEACH HOLDINGS, LLC; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CRA Board authorized execution of a Development Agreement ("Agreement") with 4 N Federal Dania, LLC ("Developer") on May 12, 2020 to facilitate construction of the Trion at Dania ("Project"), which will promote redevelopment, job creation, tax revenue generation and the reduction of slum and blight for the benefit of the City of Dania Beach; and

WHEREAS, on April 13, 2021, the CRA Board authorized a First Amendment to the Agreement, in order to extend the requirements of paragraph 2.c to April 20, 2021; and

WHEREAS, under Section 2(d) of the Development Agreement, Developer is responsible for obtaining a Certificate of Occupancy for the Project by no later than January 23, 2021 (the "Completion Deadline"); and

WHEREAS, pursuant to Section 2(d), the Developer was to request an extension of time if the following conditions were met: (i) Developer has submitted the extension request to the CRA and Broward County no less than six (6) months prior to the original Completion Date (i.e. July 23, 2022), (ii) Broward County has authorized a commensurate extension of funding under the Interlocal Agreement, (iii) the buildings have reached "dried-in" status, and (iv) there is no outstanding uncured Event of Default by the Developer: and

WHEREAS, Developer is not timely in its request for an extension (request is after July 23, 2022), as at the time of the notice deadline for the extension Developer had planned to obtain its Certificate of Occupancy by the original Completion Date, however, since that time Developer has experienced significant supply chain disruptions that have extended its timeframe for final completion: and

WHEREAS, the request for a Second Amendment to the Agreement, is to amend the completion deadline found at Section 2(d), so that the Completion Deadline be extended for a period of twelve (12) months and to waive the July 23, 2022 deadline; and

WHEREAS, despite supply chain challenges and earlier delays due to shutdowns related to the COVID-19 pandemic, Developer has achieved 95% completion for the entire Project and has met all of the other conditions required to request a 12-month extension of the Completion Deadline: and

WHEREAS, the Developer has formally requested the twelve (12) month extension provided for in Section 2(d) of the Development Agreement and waiver of the July 23, 2022 extension deadline; and

WHEREAS, the Housing & Community Development Department at Broward County supports this Second Amendment of the Interlocal Agreement between Broward County and the Dania Beach Community Redevelopment Agency documenting the funding for Trion at Dania Beach Project under the Broward Redevelopment Program (“BRP”) and will submit the extension request to the Broward Board of County Commissioners (“BOCC”) for approval, despite missing the July 23, 2022 deadline;

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

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

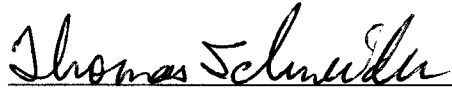
Section 2. That the CRA Board authorizes execution by CRA officials of a Second Amendment to Development Agreement between the Dania Beach Community Redevelopment Agency and 4 Dania Beach holdings, LLC; a copy of the Second Amendment is attached as Exhibit “A” and is made part of and incorporated into this Resolution by this reference, provided, however it will not be effective unless and until it has been executed by all parties.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption **AND** upon the BOCC passage and adoption of the Second Amendment to the Interlocal Agreement between Broward County and The Dania Beach Community Redevelopment Agency documenting the funding under the Broward Redevelopment Program.

PASSED AND ADOPTED on December 13, 2022.

ATTEST:



THOMAS SCHNEIDER, CMC
BOARD SECRETARY



ARCHIBALD J. RYAN IV
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:



EVE A. BOUTSIS
CRA ATTORNEY



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

THIS IS A SECOND AMENDMENT (“SECOND AMENDMENT”) to an existing development agreement between the Dania Beach Community Redevelopment Agency, a public body corporate and politic, having an address at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 (the “CRA”), and 4 Dania Beach Holdings, LLC, a Delaware limited liability company (the “DEVELOPER”) having an address of 6201 SW 70th Street, Suite 200, South Miami, FL 33143 (“DEVELOPMENT AGREEMENT”). The City of Dania Beach, Florida is an intended third-party beneficiary of this AMENDMENT.

R E C I T A L S

WHEREAS, the DEVELOPMENT AGREEMENT between the Dania Beach Community Redevelopment Agency and DEVELOPER was made as of May 12, 2020 and is incorporated by this reference; and

WHEREAS, on April 13, 2021, the CRA Board authorized a First Amendment to the Agreement, in order to extend the requirements of paragraph 2.c to April 20, 2021; and

WHEREAS, under Section 2(d) of the Development Agreement, Developer is responsible for obtaining a Certificate of Occupancy for the Project by no later than January 23, 2021 (the "Completion Deadline"); and

WHEREAS, pursuant to Section 2(d), the Developer was to request an extension of time if the following conditions were met: (i) Developer has submitted the extension request to the CRA and Broward County no less than six (6) months prior to the original Completion Date (i.e. July 23, 2022), (ii) Broward County has authorized a commensurate extension of funding under the Interlocal Agreement, (iii) the buildings have reached "dried-in" status, and (iv) there is no outstanding uncured Event of Default by the Developer: and

WHEREAS, Developer is not timely in its request for an extension (request is after July 23, 2022), as at the time of the notice deadline for the extension Developer had planned to obtain its Certificate of Occupancy by the original Completion Date, however, since that time Developer has experienced significant supply chain disruptions that have extended its timeframe for final completion: and

WHEREAS, the request for a Second Amendment to the Agreement, is to amend the completion deadline found at Section 2(d), so that the Completion Deadline be extended for a period of twelve (12) months and to waive the July 23, 2022 deadline; and

WHEREAS, despite supply chain challenges and earlier delays due to shutdowns related to the COVID-19 pandemic, Developer has achieved 95% completion for the entire Project and has met all of the other conditions required to request a 12-month extension of the Completion Deadline: and

WHEREAS, the Developer has formally requested the twelve (12) month extension provided for in Section 2(d) of the Development Agreement and waiver of the July 23, 2022 extension deadline; and

WHEREAS, the CRA and Consultant now wish to amend the FIRST AMENDMENT to the DEVELOPMENT AGREEMENT, which is attached as Exhibit “A”. The Exhibit is made a part of and incorporated into this SECOND AMENDMENT by this reference.

In consideration of mutual covenants specified below, and for other good and valuable consideration, the receipt and legal sufficiency of which are acknowledged and agreed upon, the parties agree that the DEVELOPMENT AGREEMENT is amended in the following respect:

1. As good cause, including but not limited to supply chain issues, was provided to the City Commission, the Completion Deadline to obtain a Certificate of Occupancy by January 23, 2023, contained in the DEVELOPMENT AGREEMENT, at clause 2(d) is extended by twelve (12) months and to authorize the extension of the request deadline found at clause 2(d)(i).

2. Except as amended and modified by this SECOND AMENDMENT, all of the terms, conditions and covenants of the DEVELOPMENT AGREEMENT shall remain in full force and effect. In the event of any conflict between the provisions of the DEVELOPMENT AGREEMENT and the provisions of this FIRST AMENDMENT shall control.

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS OF THE FOREGOING, this Amendment is effective upon its complete execution by both parties.

ATTEST:

**DBCRA: Dania Beach Community
Redevelopment Agency, a public
body corporate and politic**

THOMAS SCHNEIDER, CMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA CHAIRPERSON

Date: _____

APPROVED FOR LEGAL FORM
AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

K. MICHAEL CHEN
CRA EXECUTIVE DIRECTOR

Date: _____

WITNESSES:

DEVELOPER:

4 DANIA BEACH HOLDINGS, LLC
a Delaware limited liability company

SIGNATURE

SIGNATURE

PRINT Name

PRINT Name

SIGNATURE

Title

PRINT Name

Date

STATE OF FLORIDA

COUNTY OF

BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical
presence or by ☐ online notarization, on _____, 2021, by _____
as _____ of 4 DANIA BEACH HOLDINGS, LLC a Delaware corporation, on
behalf of the corporation. He is personally known to me or has produced
_____ as identification.

Notary Public, State of Florida

Print Name

My Commission Expires:

CITY OF DANIA BEACH

Agenda Request Item

Type of Request:

Discussion

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE SALE OF CRA-OWNED PROPERTIES LOCATED AT 524 NW 3rd TERRACE AND THE SWC OLD GRIFFIN ROAD/NW 4th AVENUE, DANIA BEACH, FLORIDA (“PROPERTIES”) TO THE CITY OF DANIA BEACH FOR THE PURPOSE OF USING THE PARCELS AS NEIGHBORHOOD PARKS; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEED AND RELATED DOCUMENTS FOR THE PROPERTIES FOR THIS PURPOSE

ADOPT RESOLUTION AUTHORIZING THE SALE OF CRA-OWNED PROPERTY LOCATED AT 115 PHIPPEN WAITERS ROAD, DANIA BEACH, FLORIDA (“PROPERTY”) TO NATALYA DOMATOV; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEED AND RELATED DOCUMENTS FOR THE PROPERTY FOR THIS PURPOSE

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo CRA Prop 021423, R-2023-CRA-003 Sale of CRA-Owned Property to City Located at 524 NW 3rd Terrace and the SWC Old Griffin Road-NW 4 Avenue, R-2023-CRA-004 Sale of CRA-Owned Property at 115 Phippen Waiters Road to Natalya Domatov, DBCRA Public Notice 122322, ND 115 Phippen Prop Redact, Pkg Appraisals 021423, Pkg BCPA Folios 021423, Pkg Surveys 021423

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members

From: Michael Chen, Executive Director

Date: February 14, 2023

Re: **CRA-Owned Properties - Unbuildable**

Background

The CRA owns 14 parcels of land and three of the parcels are considered “unbuildable” due to dimensional limitations. A summary description of the three parcels is in the table below.

Property Address	Land (SF)	Req Width	Req Depth	Actual Width	Actual Depth	Zoning Designation	Appraised Value (as of 01/23/23)
524 NW 3 Ter	3,750	60.0	90.0	38	100	NBHO - Res	\$10,000.00
SWC Old Griffin Rd/NW 4 th Ave	4,231	60.0	90.0	31/57	100	NBHO - Res	\$8,850.00
115 Phippen Waters Rd	1,992	60.0	90.0	25	80	NBHO - Res	\$7,900.00

In addition to the dimensional challenges, the sites at 524 NW 3 Ter and SWC Old Griffin Road/NW 4th Ave are corner properties. The Old Griffin Road parcel is further challenged having a 5-foot sidewalk set 6.9 feet inside the entire span of the east side of the property and a wide-radius curb at the corner of Old Griffin Road and NW 4th Ave, reducing the functional dimension of the north border to approximately 40 feet.

Update:

Per Florida ss163.380, requiring the CRA to publish notice of its interest in selling a CRA-owned property, the required notice was published on December 23, 2022 (notarized certification of the publication attached).

Since the publication, we received no purchase proposals for the parcels located at 524 NW 3rd Ter and SWC Old Griffin Road/NW 4th Ave. However, the CRA has been in discussion with the city on the possibility of returning two of them to the city to create small neighborhood parks

Since the publication, we received one proposal to purchase the CRA-owned parcel at 115 Phippen Waiters Road, for the appraised value of \$7,900, in an “AS IS” condition. Natalya Domatov RN, BSN, the owner of the adjacent property (113 Phippen Waiters) has a for-rent, single-family home of 1,058sf, with three bedrooms and two baths. The house was built in 1962 and Ms. Domatov invested +\$50,000 for improvements in 2019. She wants our site to provide more yard area for her tenants, which would enhance her property value and

improve the quality of life for her tenants. The alternative would be to use the CRA-owned parcel for a small neighborhood park.

Recommendation

The CRA recommends the Board to approve the transfer of the CRA-owned parcels located at 524 NW 3rd Ter. and SWC Old Griffin Road/NW 4th Ave to the City for use as neighborhood parks.

The CRA recommends the Board to approve the sale of the CRA-owned parcel located at 115 Phippen Waiters Road to Natalya Domatov RN, BSN for \$7,900.00.

Resolutions reflecting the above recommendations are attached for Board action.

Attachments: Notarized certification of the Public Notice
Broward County Property Assessor folio/map for each parcel
Survey for each parcel
Appraisal for each parcel (Cover only, full appraisal available on request)
Copy of the written offer (email) from Natalya Domatov RN, BSN
CRA Resolution for the transfer of the CRA-owned parcels located at 524 NW 3rd Ter. and SWC Old Griffin Road/NW 4th Ave to the City for use as neighborhood parks
CRA Resolution for the sale of the CRA-owned parcel located at 115 Phippen Waiters Road to Natalya Domatov RN, BSN for \$7,900.00.

RESOLUTION NO. 2023-CRA-003

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF CRA-OWNED PROPERTIES LOCATED AT 524 NW 3rd TERRACE AND THE SWC OLD GRIFFIN ROAD/NW 4th AVENUE, DANIA BEACH, FLORIDA (“PROPERTIES”) TO THE CITY OF DANIA BEACH FOR THE PURPOSE OF USING THE PARCELS AS NEIGHBORHOOD PARKS; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEED AND RELATED DOCUMENTS FOR THE PROPERTIES FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the November 9, 2022 CRA Board meeting, the CRA Board, discussed their potential interest to transfer or sell the CRA-owned properties located at 524 NW 3rd Terrace and the SWC Old Griffin Road/NW 4th Avenue, Dania Beach, Florida (Properties); and

WHEREAS, Florida Statutes §163.380 requires the CRA to publish a Public Notice of its interest in selling a CRA-owned property; and

WHEREAS, the CRA at the direction of the CRA Board, published the required Public Notice in the Broward Business Review newspaper on December 23, 2022; and

WHEREAS, there were no purchase proposals received for the Properties; and

WHEREAS, the properties are not “buildable” by rights due to dimensional challenges; and

WHEREAS, pursuant to Florida Statute Section 163.358(4), the transfer of land by the CRA must be authorized by the City Commission; and

WHEREAS, the Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the Community Redevelopment Area;

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 above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the conveyance of the Properties, which

are legally described in Attachment "A", to the City of Dania Beach.

Section 3. That the CRA requests that the proper City officials execute a purchase and sale contract, with associated deed for the Property, in substantially the form approved by the City Attorney.

Section 4. That the proper City officials shall record in the County public records the deed and shall provide a copy of such recorded instrument to the CRA Board within thirty (30) days of execution and final acceptance.

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 February 14, 2023.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

**ATTACHMENT A
LEGAL DESCRIPTION**

PROPERTY ADDRESS
524 NW 3RD TERRACE
DANIA BEACH, FL 33004

LOT 1 AND WEST 1/2 OF LOT 2 BLOCK B, OF HANSEN & NELSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PLAT BOOK 3, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNT, FLORIDA: BEING THE SAME PROPERTY CONVEYED TO THE CITY OF DANIA BEACH BY QUIT CLAIM DEED, RECORDED INSTRUMENT #113946839, ON SEPTEMBER 22, 2016, IN THE BROWARD COUNTY OFFICIAL RCORDS.

PROPERTY ADDRESS
OLD GRIFFIN ROAD
DANIA BEACH, FL 33004

LOTS 27 AND 28 BLOCK C, OF HANSEN & NELSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PLAT BOOK 3, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNT, FLORIDA: BEING THE SAME PROPERTY CONVEYED TO THE CITY OF DANIA BEACH BY QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 24151, PAGE 94, ON NOVEMBER 16, 1995, IN THE BROWARD COUNTY OFFICIAL RECORDS.

RESOLUTION NO. 2023-CRA-004

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF CRA-OWNED PROPERTY LOCATED AT 115 PHIPPEN WAITERS ROAD, DANIA BEACH, FLORIDA (“PROPERTY”) TO NATALYA DOMATOV; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE DEED AND RELATED DOCUMENTS FOR THE PROPERTY FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the November 9, 2022 CRA Board meeting, the CRA Board, discussed their potential interest to transfer or sell the CRA-owned properties located at 115 Phippen Waiters Road, Dania Beach, Florida (Property); and

WHEREAS, Florida §163.380 requires the CRA to publish a Public Notice of its interest in selling a CRA-owned property and the CRA, at the direction of the CRA Board, published the required Public Notice in the Broward Business Review newspaper on December 23, 2022; and

WHEREAS, there was one purchase proposal for the Property received from Natalya Domatov for the appraised value of Seven Thousand, Nine Hundred Dollars (\$7,900.00); and

WHEREAS, the property is not “buildable” by rights due to dimensional challenges; and

WHEREAS, the Community Redevelopment Plan finds it to be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the Community Redevelopment Area;

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 above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the conveyance of the Property, which is legally described in Attachment "A", to Natalya Domatov at the price of Seven Thousand, Nine Hundred Dollars (\$7,900.00).

Section 3. That the sale of the Property to Natalya Domatov shall be in an “AS IS” condition.

Section 4. That pursuant to Florida Statute Section 163.358, entitled “Exercise of powers in carrying out community redevelopment and related activities,” at subsection (4), the City Commission retains the authority to dispose of property that has been transferred to the CRA.

Section 5. That the CRA requests that the proper City officials execute a purchase and sale contract, with associated deed for the Property, in substantially the form approved by the City Attorney.

Section 6. That the proper City officials shall record in the County public records the deed and shall provide a copy of such recorded instrument to the CRA Board within thirty (30) days of execution and final acceptance.

Section 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 8. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on February 14, 2023.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

**ATTACHMENT A
LEGAL DESCRIPTION**

PROPERTY ADDRESS
115 PHIPPEN WAITERS ROAD
DANIA BEACH, FL 33004

LOT 25 BLOCK 1, OF PARADISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PLAT BOOK 32, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNT, FLORIDA: BEING THE SAME PROPERTY CONVEYED TO THE CITY OF DANIA BEACH BY CERTIFICATE OF TITLE, RECORDED IN OFFICIAL RECORD BOOK 48279, PAGE 723, ON NOVEMBER 1, 2011, IN THE BROWARD COUNTY OFFICIAL RECORDS.

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF INTEREST TO SELL - DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY (CRA)

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

12/23/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

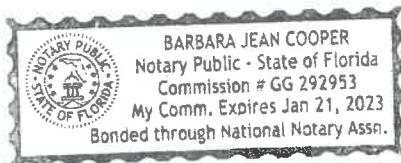
Scherrie A Thomas

Sworn to and subscribed before me this
23 day of DECEMBER, A.D. 2022

Barbara Jean Cooper

(SEAL)

SCHERRIE A. THOMAS personally known to me



NOTICE OF INTEREST TO SELL

In accordance with Florida Statutes Section 163.380, "Disposal of property in community redevelopment area", the Dania Beach Community Redevelopment Agency (CRA) provides notice of its interest in selling three (3) CRA-owned properties. All three (3) properties may be "unbuildable" as of right, due to dimensional constraints. Address and BCPA ID of the properties are as follows:

- 524 NW 3 Ter (504234060260)
- Old Griffin Rd (504234060640)
- 115 Phippen Waters Rd (504234300200)

Any party interested in the acquisition of one or more of these properties should provide a proposal, in writing, describing the intended use of the property and proposed acquisition price. Parties interested in more than one property should submit a separate proposal for each property. The pro-

perties will be sold "AS IS" and for cash to the selected party.

Proposals must be made by the principal buyer and must be received by the CRA no later than the close of business on January 30, 2023. Any questions should be directed to and proposal(s) sent to:

Dania Beach Community
Redevelopment Agency
Attn.: Mr. K. Michael Chen,
Executive Director
100 W. Dania Beach Boulevard
Dania Beach, FL 33004
mchen@daniabeachfl.gov

The CRA shall consider the intended use of the proposals received and the financial ability of the proposing party to conclude the sale. The purchasers, their successors, and assigns shall be obligated to devote such real property only to the uses specified in the CRA Plan and may be obligated to comply with such other requirements as the County, the City, or the Community Redevelopment Agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

The CRA reserves the right to negotiate the price and/or terms of sale with any the party submitting a proposal and to select any proposal it deems in the best interest of the CRA, in its sole discretion. The CRA may reject any or all proposals received.

12/23 22-20/0000636978B

From: [Natalya Domatov](#)
To: [Chen, K. Michael](#)
Subject: 115 Phippen proposal
Date: Monday, January 30, 2023 12:02:25 PM

Natalya Domatov

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

January 29, 2023

K. Michael Chen
CRA Executive Director
Community Redevelopment Agency

Dear K. Michael Chen,

I am writing to submit an offer to purchase the CRA-owned property located at 115 Phippen Waiters RD. My proposed purchase price for the property is \$7900 and it is based on an "as-is" condition.

I have been the proud owner of the adjacent property located at 113 Phippen Waiters since 2018. The property features a 3 bedroom, 2 bathroom house. Since taking ownership, I have invested \$50,000 in rehabilitation and improvements to the house and landscaping. Some of the major improvements include a new roof and updated the bathrooms and resurfaced kitchen cabinets. Currently, the house is leased to a family of 2, who have recently moved in.

I am interested in purchasing the next door property as I would like to expand my yard to make the house more desirable to families with small children and pets. This will improve the longevity of my tenants and contribute to the stability of the neighborhood.

If you have any questions or concerns, please do not hesitate to contact me. I look forward to hearing from you and closing the sale at the earliest possible date.

Sincerely,
Natalya Domatov RN, BSN

Sent from my iPhone

APPRAISAL OF REAL PROPERTY



LOCATED AT

115 Phippen Waiters Rd
Dania Beach, FL 33004
Lot 25 Block 1 of Paradise Manor PB 32 Page 31

FOR

City of Dania Beach Community Redevelopment Agency
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

OPINION OF VALUE

\$7,900.00

AS OF

1/23/2023

BY

Robert D. Miller, ASA
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33316
954-522-6226 x137
rmiller@theurbangroup.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

524 NW 3rd Ter
Dania Beach, FL 33004
Hansen & Nelson Sub 3-76 Lot 1, W 1/2 Lot 2, Blk B

FOR

City of Dania Beach CRA
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

OPINION OF VALUE

\$10,000

AS OF

1-23-2023

BY

Robert D. Miller, ASA
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com

APPRAISAL OF REAL PROPERTY



LOCATED AT

SWC NW 4th Ave. and Old Griffin Rd. (NW 4th St.)
Dania Beach, FL 33004
Lot 27 and 28, Block C of Hansen & Nelson Sub Plat Book 3, Page 76

FOR

City of Dania Beach CRA
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

OPINION OF VALUE

\$8,850

AS OF

1/23/2023

BY

Robert D. Miller, ASA
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com



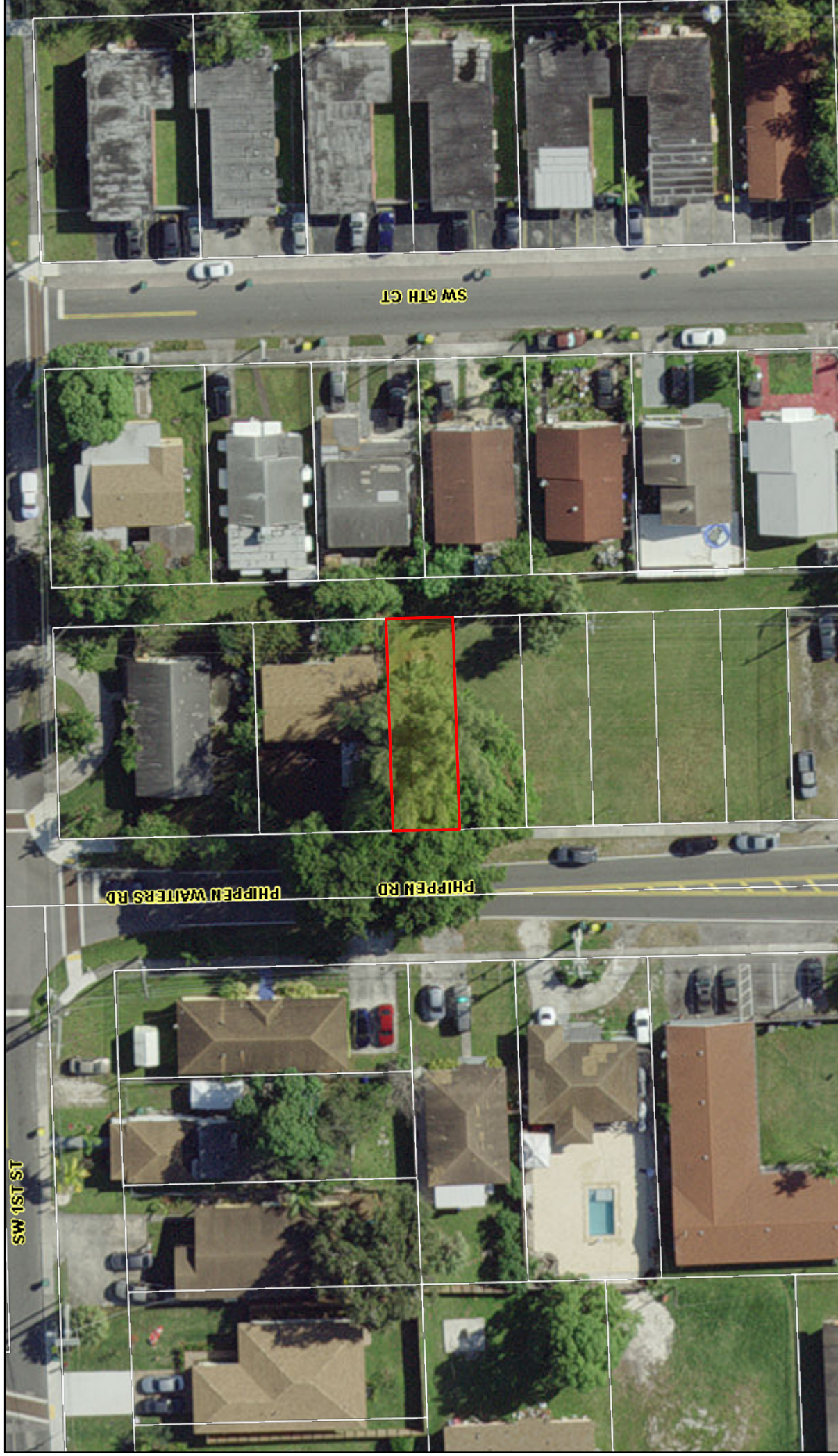
Site Address	115 PHIPPEN WAITERS ROAD, DANIA BEACH FL 33004	ID #	5042 34 30 0200
Property Owner	DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80-01
Abbr Legal Description	PARADISE MANOR 32-31 B LOT 25 BLK 1		

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\(8\)](#).

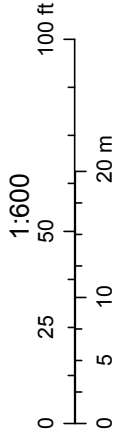
* 2023 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$21,910		\$21,910	\$11,640	
2022	\$21,910		\$21,910	\$10,590	\$6.00
2021	\$14,940		\$14,940	\$9,630	\$6.00
2023 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$21,910	\$21,910	\$21,910	\$21,910	
Portability	0	0	0	0	
Assessed/SOH	\$11,640	\$21,910	\$11,640	\$11,640	
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	\$11,640	\$21,910	\$11,640	\$11,640	
Taxable	0	0	0	0	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
1/31/2019	QCD-T	\$100	115605429	\$11.00	1,992
10/6/2011	CE*-D	\$600	48279 / 723		
8/10/2005	QCD	\$100	40422 / 934		
2/16/2005	TXD	\$5,300	39156 / 1470		
				Adj. Bldg. S.F.	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
5						.1		



May 20, 2021





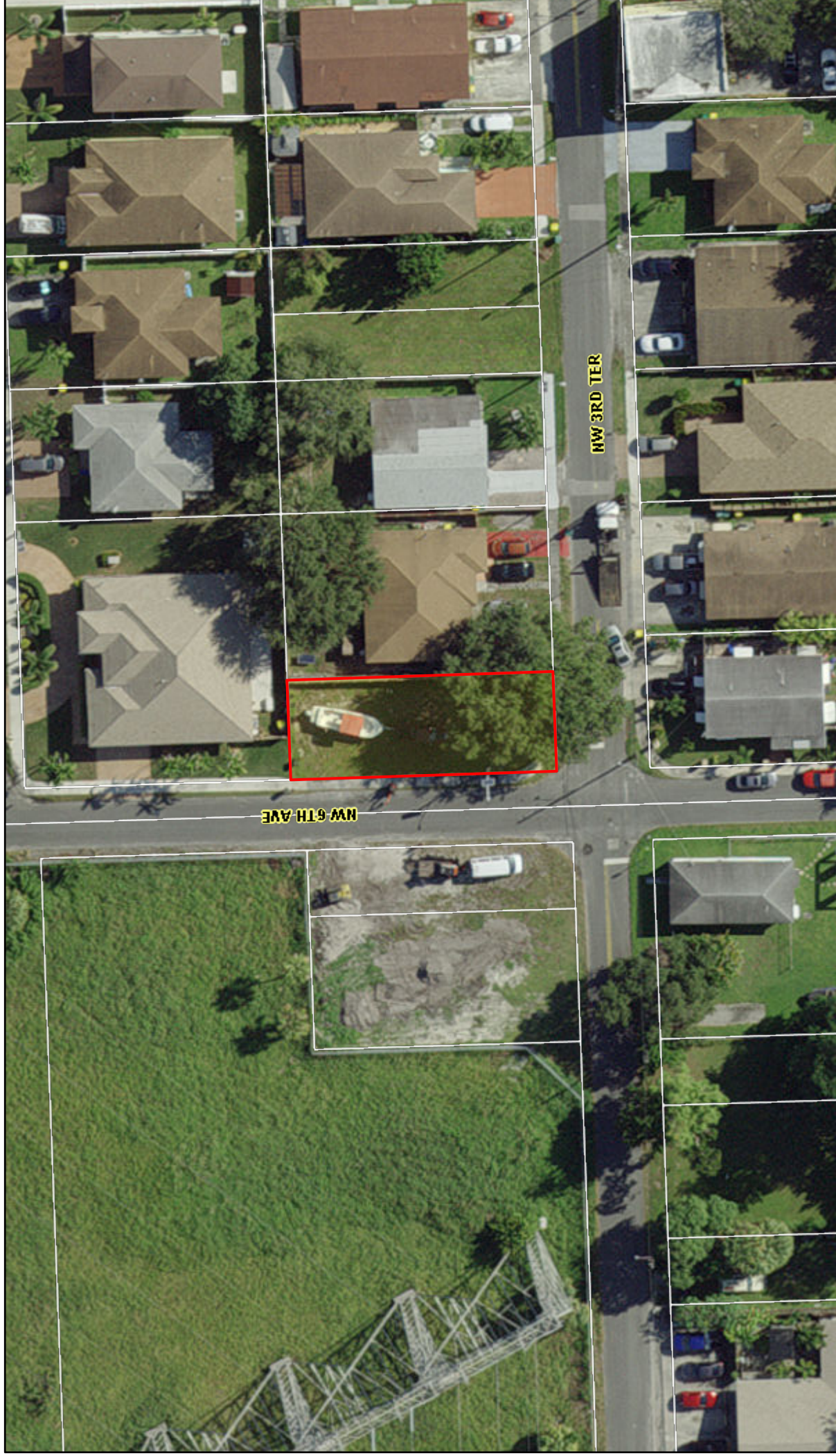
The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

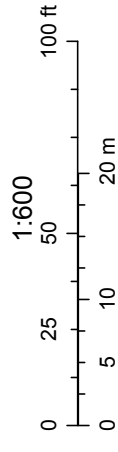
2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$35,630	\$35,630	\$35,630	\$35,630
Portability	0	0	0	0
Assessed/SOH	\$35,630	\$35,630	\$35,630	\$35,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$35,630	\$35,630	\$35,630	\$35,630
Taxable	0	0	0	0

Adj. Bldg. S.F.

Special Assessments



May 20, 2021





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\(8\)](#).

Property Assessment Values

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

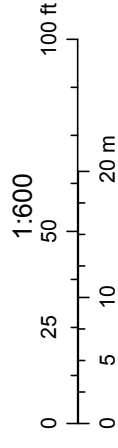
Land Calculations

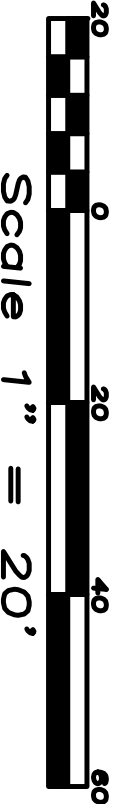
Special Assessments

1/1

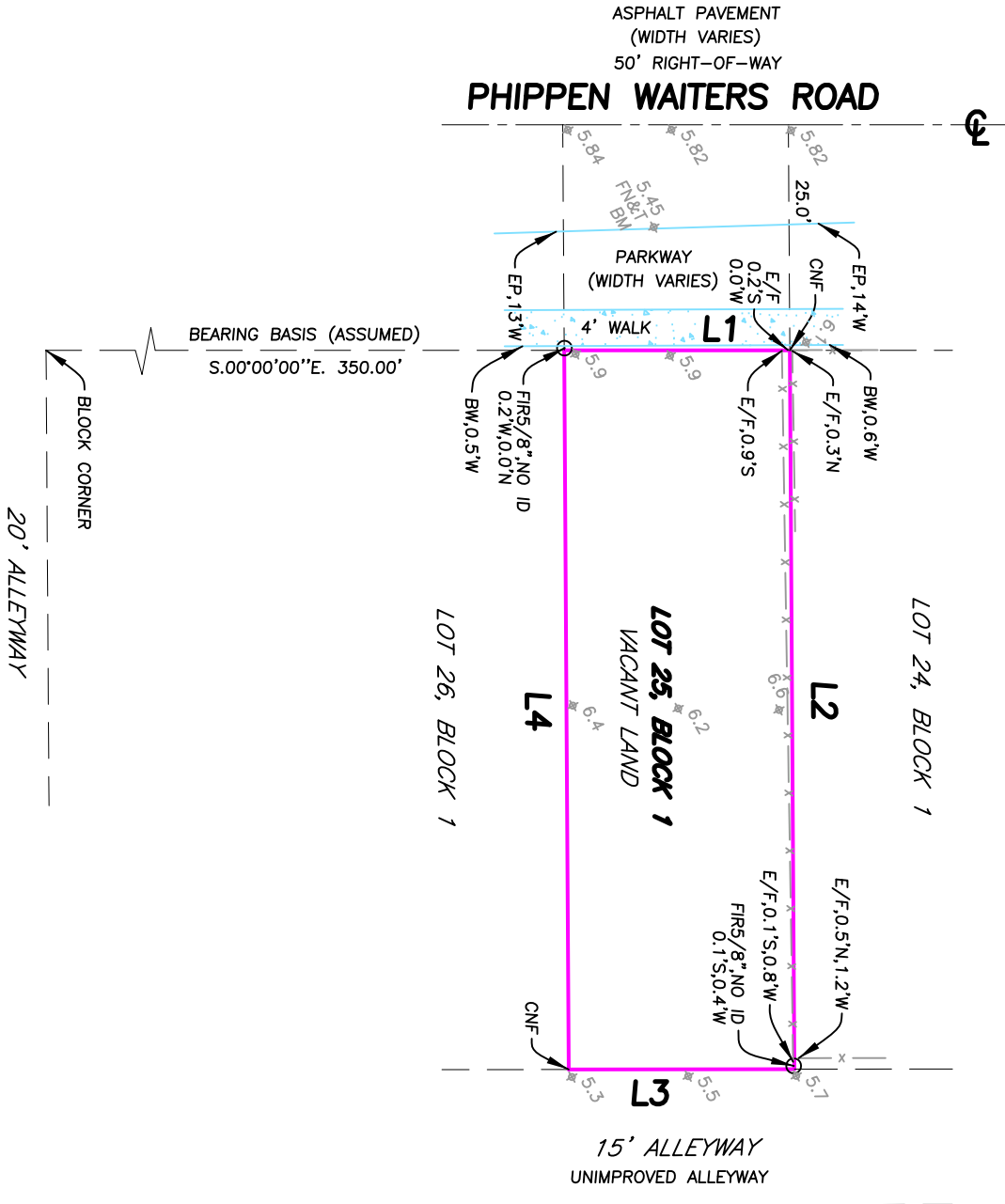


May 20, 2021





LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N.00°00'00"W.	25.00'
L2	N.89°38'00"E.	79.67'
L3	S.00°04'28"E.	25.00'
L4	S.89°38'00"W.	79.71'



LEGAL DESCRIPTION
LOT 25, BLOCK 1, OF PARADISE MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PLAT BOOK 32, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA; BEING THE SAME PROPERTY CONVEYED TO THE CITY OF DANIA BEACH BY CERTIFICATE OF TITLE, RECORDED IN OFFICAL RECORDS BOOK 48279, PAGE 723, ON NOVEMBER 1, 2011, IN THE BROWARD COUNTY OFFICIAL RECORDS.

CERTIFIED TO:
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

PROPERTY ADDRESS
115 PHIPPEN WAITERS ROAD
DANIA BEACH, FL 33004

BOUNDARY SURVEY
INVOICE # 44127
SURVEY DATE 12/21/22

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 120034 0567H



SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

LEGEND	
	FP&L BOX
	CONTROL VALVE
	GUY ANCHOR
	WATER METER
	FIRE HYDRANT
	CABLE JUNCTION BOX
	ELECTRIC SERVICE
	POOL EQUIPMENT
	POWER/LIGHT POLE
	SPRINKLER SYSTEM
	BRICK/TILE PAVERS
	CENTERLINE
	CONCRETE/CHAT
	CONCRETE WALL
	ELEVATION
	METAL FENCE
	OVERHEAD WIRES
	WOOD DECK/DOCK
	WOOD/PVC FENCE

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

ATLANTIC COAST
S U R V E Y I N G I N C.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acswb.net

LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL
- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

ABBREVIATIONS

- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- E/F END OF FENCE
- E/F END OF EASEMENT
- EW EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- F/P FOUND IRON PIPE
- FN FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT RECORD
- RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495
- CNF CORNER NOT FOUND

LEGAL DESCRIPTION

LOT 1 AND WEST 1/2 OF LOT 2, BLOCK B, OF HANSEN & NELSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA; BEING THE SAME PROPERTY CONVEYED TO THE CITY OF DANIA BEACH BY QUIT CLAIM DEED, RECORDED INSTRUMENT # 113946839, ON SEPTEMBER 22, 2016, IN THE BROWARD COUNTY OFFICIAL RECORDS.

CERTIFIED TO:

CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

PROPERTY ADDRESS

524 NW 3RD TERRACE
DANIA BEACH, FL 33004

BOUNDARY SURVEY

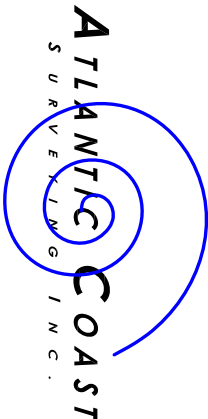
INVOICE # 43300

SURVEY DATE 08/26/21

FLOOD ZONE XO.2%

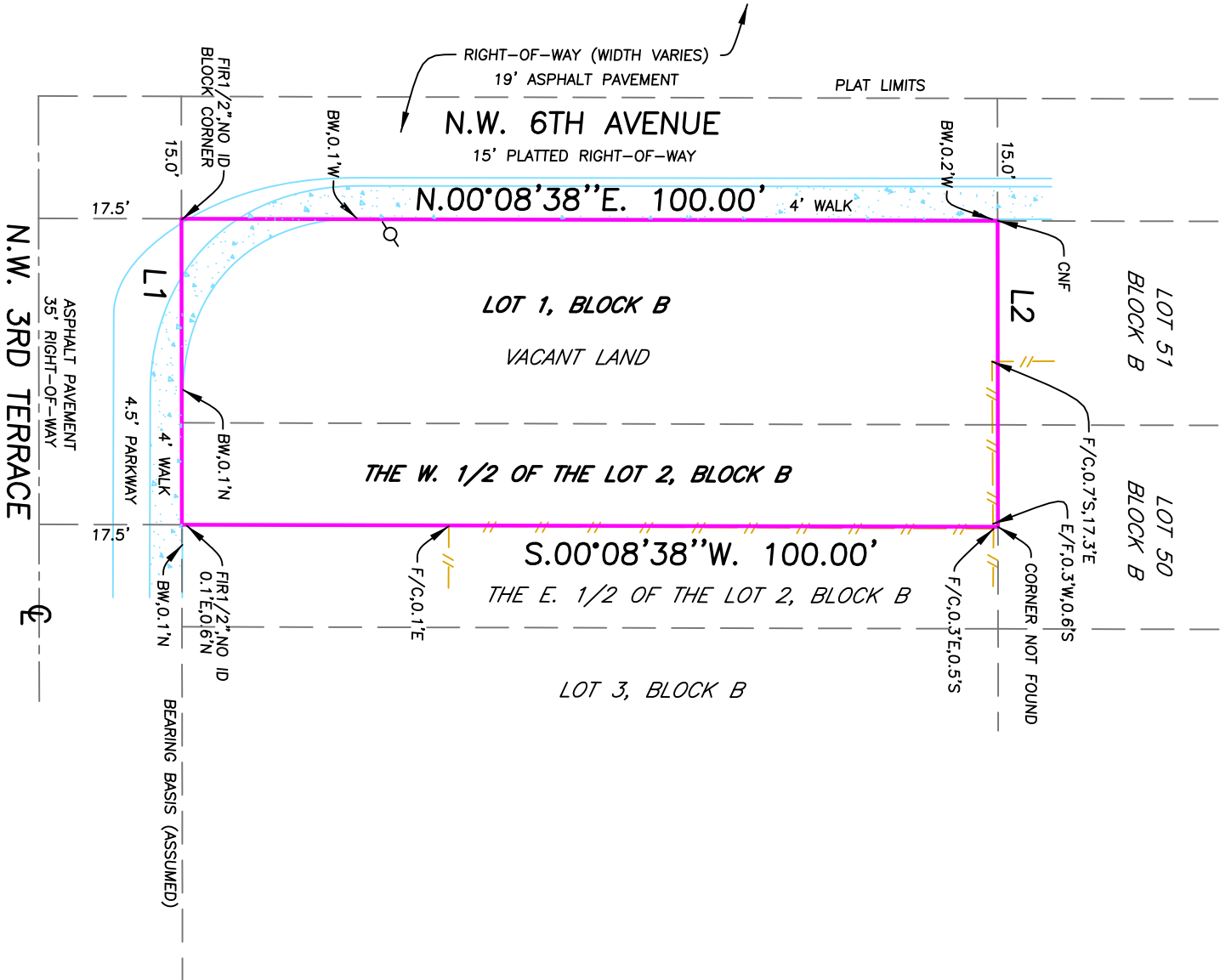
MAP DATE 08/18/14

MAP NUMBER 120034 0567H



PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

DANIA MANOR
(PLAT BOOK 10, PAGE 53)



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S.89°55'29\"W.	37.50'
L2	N.89°55'29\"E.	37.50'

Scale 1" = 20'

LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL
- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE

ABBREVIATIONS

BC BUILDING CORNER

BW BACK OF WALK

C CALCULATED

M MEASURED

N.T.S. NOT TO SCALE

OP OPEN PORCH

ORB OFFICIAL RECORDS BOOK

PC POINT OF CURVATURE

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

PG PAGE

PRC POINT OF REVERSE CURVE

PRM PERMANENT REFERENCE MONUMENT

PT POINT OF TANGENCY

E/F END OF FENCE

EW EDGE OF PAVEMENT

FW EDGE OF WATER

F/C FENCE CORNER

F/L FENCE LINE

FIP FOUND IRON PIPE

FIR FOUND IRON ROD

FN FOUND NAIL

FN&D FOUND NAIL & DISC

FP&L FLORIDA POWER AND LIGHT RECORD

RAD RADIAL

SN&D SET NAIL & DISC # 5495

SP SCREENED PORCH

SP&C SET 1/2" PIN & CAP # 5495

CNF CORNER NOT FOUND

LEGAL DESCRIPTION

LOTS 27 AND 28, BLOCK C, OF HANSEN & NELSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA; BEING THE SAME PROPERTY CONVEYED TO THE CITY OF DANIA BEACH BY QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 24151, PAGE94, ON NOVEMBER 16, 1995, IN THE BROWARD COUNTY OFFICIAL RECORDS.

CERTIFIED TO:

CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

PROPERTY ADDRESS

OLD GRIFFIN ROAD

DANIA BEACH, FL 33004

BOUNDARY SURVEY

INVOICE # 43301

SURVEY DATE 08/26/21

FLOOD ZONE X

MAP DATE 08/18/14

MAP NUMBER 120034 0567H



SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.

2. LEGAL DESCRIPTION PROVIDED BY CLIENT.

3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.

4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.

5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.

6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.

7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

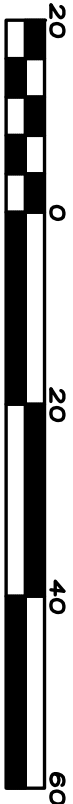
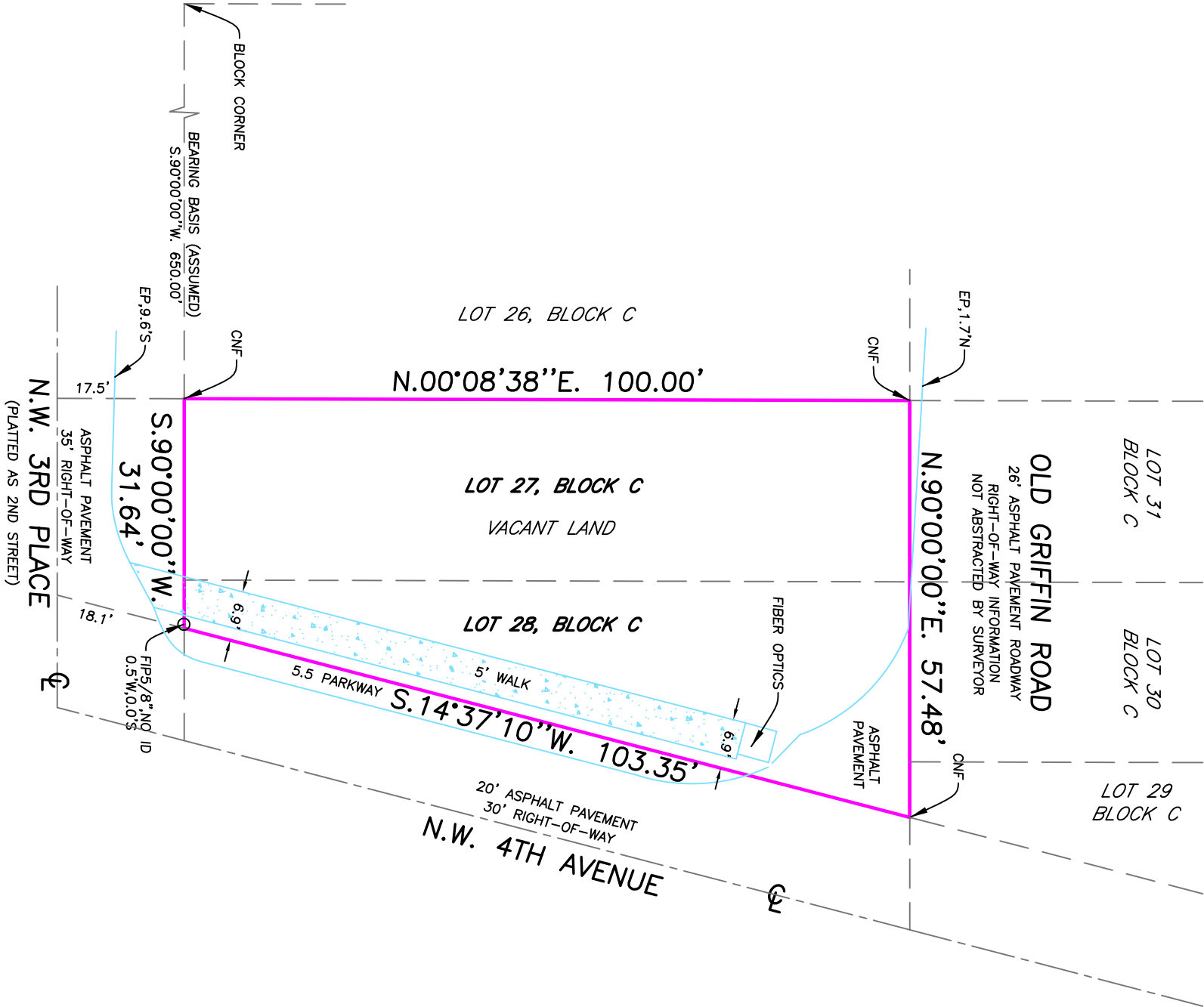
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.

9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.

10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS

11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.

12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.



Scale 1" = 20'