

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, MAY 23, 2023 - 6:00 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. CITIZENS' COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report

4. PRESENTATIONS

5. CONSENT AGENDA

1. Minutes:

Approve Minutes of April 25, 2023 - CRA Board Meeting

2. Travel Requests: None.

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Staff Report

Continued from:

Requested Action (Identify appropriate Action or Motion)

--

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

--

Exhibits Attached

May 23-2023 Admin Rpt 052323 Final, United Services Automobile Association (USAA)
volunteer at the PATCH, PATCH FLYER 5- 16-2023

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: K. Michael Chen CRA Executive Director
Date: May 23, 2023
Re: Administrative Report

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:

Now that I have returned, I will work with the Mayor and Dr. Ford to set up a Zoom meeting to introduce and welcome the members of the Technical Advisory Board.

2. ECONOMIC DEVELOPMENT ACTIVITIES

BRAVO Business Visits: Our Business Attraction Manager is conducting relationship building visits to our businesses within the city of Dania Beach.

- **Soleste Seaside** (4 N Federal Hwy): Soleste Seaside is now leasing, adding to the availability of new housing options in Dania Beach. Currently 74 units of their 340 total have been leased at rents ranging from \$2,035 for a studio unit to \$3,588 for a 3-bedroom unit. They are offering a one-free month rent incentive.

Each apartment features a sleek and modern kitchen with quartz countertops, floor-to-ceiling windows, luxury ceramic tile throughout, and oversized closets. Soleste is a pet-friendly community allowing 2 pets per unit with a combined weight limit of 85 pounds, with an on-site Bark Park with Pet Washing Station

A Grand Opening / Ribbon cutting event is scheduled for Thursday June 15, at 6:00 pm. Invitations are out and Maxine has already placed the date on the Commission/Board Members calendars.

- **Avery # 2 (120 Compass Way):** The Myers Group reports that the new building with 336 rental apartments with start leasing in September of 2023.
- **Dollar General (120 S Federal Hwy):** The General Manager, Keith expects everyone knows the location of his store, as it has been in the same location in Jaxson's Plaza for many years. The bargain retail chain sells a range of household goods, groceries, beauty products & more. They are currently hiring stock and cashier positions.
- **Oasis Pointe Residences (150 S Bryan Rd):** Developer, Asi Cymbal, reports the building is 98% leased, but there are still a few 1-, 2- and 3-bedroom units available.
- **Sherwin Williams (19 N Federal Hwy):** Assistant Manager, Sheldon McNeal, states they have been at the current location in Dania Beach for 18 years. Sherwin Williams began their quest to "Cover The Earth" 150 years ago in Cleveland, Ohio. In addition to paint and painting supplies, they also have a job bulletin board that anyone can visit to pick up a business card for painters for residential or commercial work. They also provide shipping service to areas of the Caribbean and Central America.
- **RETROITIS (27 N Federal Hwy):** In business for just over a year, this specialty store buys, sells, and trades all kind of pop culture memorabilia from the 60's, 70's, and 80's. They have vinyl records, VHS tapes, vintage toys, comic books, tee shirts, and video games. The owners, Alex and Angel, have created a very cool environment to browse and talk about pop culture with a great number of vintage items.
- **Dania Spa Novelty & Gift Shop (105 S Federal Hwy):** A full-service salon for men and women open 7 days a week. Eyelash extensions, manicure, pedicure, nail arts, waxing, and facials, plus haircuts for both men and women. When visited, they were extremely busy and the parking lot was full of cars waiting to park. Gift certificates are available. They also sell full lines of Spa Products and supplies, trinkets, and small toys.
- **Liberty Tax Service (105 S Federal Hwy):** Liberty offers tax planning, income tax return preparation, and basic bookkeeping to help a small business. They have a referral program of \$50. Liberty can also help with debt reduction and tax debt resolutions with the IRS. Appointments can be made through their website or in person.
- **Big Apple Style Barbershop (105 S Federal Hwy):** On a Saturday mornings the place is packed with guys waiting for haircuts. Regular haircut is only \$18 with a full list of available options such as deluxe shaves and beard trims. Every chair was full and about 6-7 customers were waiting. On Yelp they mostly have 5-star reviews. Great service and extremely satisfied customers.

- **Seaview 1 (601 E Dania Beach Blvd)**: This newest offering from J. Milton and Associates is expected to start leasing on June 1, 2023. Move in incentive of 2 months free rent on an 18-month lease. There are 26 different floor plans in the building. Only \$1000 dollar deposit required upon move-in. Their rents will range from \$1,895 - \$2,195 for studio units, to \$2,650 - \$2,695 for 1 BR/1 BA units, to \$3,095 - \$3,365 for 2 BR/2 BA units, to \$3,825 to \$5,050 for 3 BR/2 BA units.

3. FY2024 BUDGET

I had originally scheduled a Budget Workshop later in May. Unfortunately, due to my unexpected absence, that was interrupted. I will work with Maxine to identify a date/time in June to reschedule that workshop to assure the Board has an opportunity to discuss and provide input for the FY2024 CRA budget.

4. PATCH:

Ongoing Programs/Activities

- **Volunteers**: The PATCH appreciates the support of the volunteers from the United Services Automobile Association (USAA) who helped us begin to clean up one of the areas most affected by the flood: They cleaned the passageways of the first two rows, removed the weeds and mud that were on the Patch drainage. and began to clean the growing bags from the first two rows in the area near the drain.

The USAA is a financial services group of companies including a Texas Department of Insurance-regulated reciprocal inter-insurance exchange and subsidiaries offering banking and insurance to people and families who serve, or served, in the United States Armed Forces.

- **Opening Hours**: The community continues to visit the PATCH and purchase fresh produce on weekdays, Monday to Friday, from 8:00am to 11:00am. Online sales are also continuing. Please visit our website at <https://thepatchgarden.com/>. See attached flyer.

VOLUNTEERS AT THE PATCH

UNITED SERVICES AUTOMOBILE ASSOCIATION (USAA)





DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET

FRESH VEGGIES FROM OUR FARM TO YOUR TABLE



- Walk-in Shopping Mon-Fri from 8am to 11am
- Order online Monday 8pm, pick-up day on Wednesday
- Email for flexible pick-up
- Produce variety updated weekly

PATCH IS NOW OPEN MONDAY - FRIDAY FROM 8AM - 11AM FOR ONSITE SHOPPING

- STEP 1** Email your order to info@thepatchgarden.com.
- STEP 2** You will receive an order confirmation and invoice.
- STEP 3** Pay the invoice online or in person. All forms of payment accepted. (EBT paid at pick up)
- STEP 4** Pick-up online orders on Wed 8-11am. We also offer flexible pick up.

EBT/SNAP
RECEIVE 50% OFF
FLORIDA-GROWN PRODUCE

WWW.THEPATCHGARDEN.COM

QUESTIONS: info@thepatchgarden.com or call: 954.993.6401



MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, APRIL 25, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:36 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Operations Manager:	Kathleen Weekes
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Operations Manager Kathleen Weekes provided a brief overview of the administrative report that was provided to the Board in their agenda packets.

Operations Manager Weekes commented that the zoom meeting to introduce the members of the Technical Advisory Board is going to be rescheduled.

Operations Manager Weekes discussed the annual CRA report and provided an overview of the economic development activities within the City. She commented on the Dania Beach Arts and Seafood celebration and thanked all who assisted with the presentation of the event this year.

Operations Manager Weekes stated that Spirit Charitable Foundation provided a \$25,000 grant to the PATCH. Unfortunately, they were going to present the check tonight, however, they could not attend the meeting.

Operations Manager Weekes commented on ongoing programs and activities such as the PATCH in a box, produce donations, Earth day event, volunteers and opening hours at the PATCH.

Operations Manager Weeks informed the Board that the CRA Administrative Assistant, Kha Davis is resigning. She thanked her for her five years of service.

4. Presentations

1. Spirit Charitable Foundation Presentation of Check for \$25,000.00

This item was not presented.

5. Consent Agenda

Vice Chair Lewellen made a motion to approve the consent agenda. The motion was seconded by Board Member James. The motion carried unanimously on voice vote.

- 5.1 Minutes: None.
- 5.2 Travel Requests: None.
- 5.3 RESOLUTION NO. 2023-CRA-

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A GRANT AWARD IN THE AMOUNT OF TWENTY-FIVE THOUSAND (\$25,000.00) FROM THE SPIRIT CHARITABLE FOUNDATION FOR THE DANIA BEACH PATCH PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved under consent.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

Operations Manager Weekes requested to postpone the next Board meeting given the absence of CRA Director Chen.

Board Member James made a motion to postpone the CRA Board meeting from May 9th to May 23rd. The motion was seconded by Vice Chair Lewellen. The motion carried unanimously on voice vote.

8. Board Member Comments

Vice Chair Lewellen thanked Bill Harris for assisting the City employees who were unable to leave the office due to the flooding and assisted them in securing hotel rooms nearby.

Board Member Davis thanked Ms. Davis for her years of service to the City.

9. Information Items

There were no information items.

10. Adjournment

Chair Ryan adjourned the meeting at 5:59 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA