

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, JULY 11, 2023 - 4:30 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 - *CRA Executive Director*

4. PRESENTATIONS

1. Habitat for Humanity - *CRA Executive Director*

5. CONSENT AGENDA

1. Minutes: June 13, 2023 Draft CRA Board Meeting Minutes
2. Travel Requests: None.

6. PROPOSALS AND BIDS

None.

7. DISCUSSION AND POSSIBLE ACTION

1. PATCH - *CRA Executive Director*

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

None.

10. ADJOURNMENT

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: July 11, 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
- Bill Harris: 954-924-6801 x 3667

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

1. SEPTEMBER CRA MEETING

Our regular September CRA Meeting scheduled for September 12. However, the Budget Hearing is scheduled for September 13th. To be respectful of your time, we recommend for you to move our September CRA Meeting to September 13th.

2. 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: I have been advised that all the necessary permits have been issued and work on the buildout of our satellite CRA Office and IP2Mkt Incubator has resumed. The premises may be available for occupancy within the next two to three weeks. Once the move in is completed, we will work with Maxine and FIU to set up a Grand Opening event.

We are working with SCORE to set up programs for the Academy. We will present the First Time Homebuyer program again, as it was very popular. I and working with Broward County to present a Success in Global Commerce series this year.

3. WEST 1ST AVENUE VISION PLAN / ARTS & ENTERTAINMENT DISTRICT BRANDING

Background: At the June 13 CRA Meeting the CRA Board approved two Work Orders with Calvin Giordano for two inter-connected planning projects: a Streetscape Visioning Plan for West 1st Avenue, and a Branding Strategy for the Arts and Entertainment District. A clear condition of your approval was the close collaboration with the city, especially for the wayfinding signage component of the Branding Strategy.

Update: On June 29, a kickoff meeting was held with Calvin Giordano and senior city administration: Manager A. Garcia, Dep. Manager C. Sosa-Cruz, Dir. F. Rodriguez, Dir. E. Norena, Dep. Dir. C. Lajoie, Dir. N. Rodriguez, and Exec. Dir. M. Chen. This group was declared to be the ongoing “steering committee” for these initiatives. There was active engagement by everyone attending.

There was an interesting opportunity that was identified in the discussion. The citywide wayfinding signage initiative is planned to be led by a specialty consultant, under the oversight of a CCNA approved primary contractor. While the specialty consultant has been selected, the relationships are not yet under contract. Fernando will arrange for the specialty consultant to be handed over to Calvin Giordano as the primary contractor. This will assure compatibility with the citywide wayfinding signage.

The CRA will work with the city Communications Director, to create a photographic/video record of the Streetscape Visioning Plan for West 1st Avenue process and eventual construction.

4. REBUILDING TOGETHER

I have spoken with Robin Martin, Executive Director of Rebuilding Together Broward. According to Robin, they are nearing completion of the 40 houses on their 2023 contract with the CRA.

5. PATCH

As I advised you, the PATCH is temporarily closed to the public due to the damage and contaminated plants caused by the flooding over the past 8 - 9 weeks. The garden is still working with volunteer groups for cleanup and pruning/replanting of the damaged crops.

I have been working with our Lead Coordinator, Biancamaria Bacarossi, to evaluate the damages. We have also been trying to understand which damages can be supported/paid by insurance and which cannot. For example, the irrigation system was damaged, but with its history of frequent breakdowns due to poor/inappropriate maintenance it is not a candidate for an insurance claim.

Bianca and I have met with Jaime Castoro, long time consultant to the PATCH and Executive Director of Fruitful Fields to discuss options and strategies for the fastest recovery and the ongoing operation of the PATCH. Options and our recommendations will be discussed as a separate item on this agenda.

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: July 11, 2023
Re: Habitat for Humanity Broward

Background: **Dania Beach / Habitat Broward History:** Habitat's relationship with Dania Beach began in 1989 with Habitat Broward's' inaugural build, a single-family residence inhabited by the original owners for decades. In 2004, a partnership created and formed "*Habitat Village*", an 18-home community located off SW 45th St. This community continues to thrive to this day with well maintained homes, landscaping, and consistent occupancy by Dania Beach families.

On January 10, through the arrangement of Commissioner Davis, I met with Justine Morgan, VP of Capital & Community Relations, Habitat of Broward. Since, Justine and I have had regular and frequent discussions about Habitat's potential interest in developing low- or workforce-affordable housing in Dania Beach.

This initiative serves the top three Goals of our adopted 2023 Amended CRA Plan:

- Goal 1: Enhance and Reinforce the CRA Sub-Areas
- Goal 2: Eliminate Substandard Housing and Provide Affordable Housing Alternatives
- Goal 3: Redevelop the CRA in a manner that is energy efficient and sustainable

We have also discussed how Habitat and the CRA might work together in other ways, such as Habitat participating in a Dania Beach Business Academy – First Time Homebuyer class, and co-sponsoring youth internship programs.

Update: Through our conversations, I suggested for Justine to explore Habitat's potential interest in developing a modest density project on a CRA-owned property at 608 West Dania Beach Boulevard (BCPA ID 5042 34 01 2520) – specifically to consider townhouses. (See attached BCPA Folio Sheet/Map)

The site is located on the NWC of W Dania Beach Blvd. and NW 6th Ave. The site is approximately 108 feet wide by 103 feet deep (0.25 acres / 10,850sf) and is zoned NBHO - Mixed Use. (See attached BCPA folio sheet and aerial map.)

Justine is here to provide a presentation on Habitat Broward's interest in acquiring the 608 W Dania Beach Blvd. property for development.

Recommendation: Florida Statutes 163.380 requires a published notice of the CRA's interest in selling a CRA-owned property prior to disposition of any real property or interest therein. It is recommended the Board authorize the CRA to publish such notice.



Site Address	608 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 01 2520
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80-01
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 21,24 BLK 17		

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.

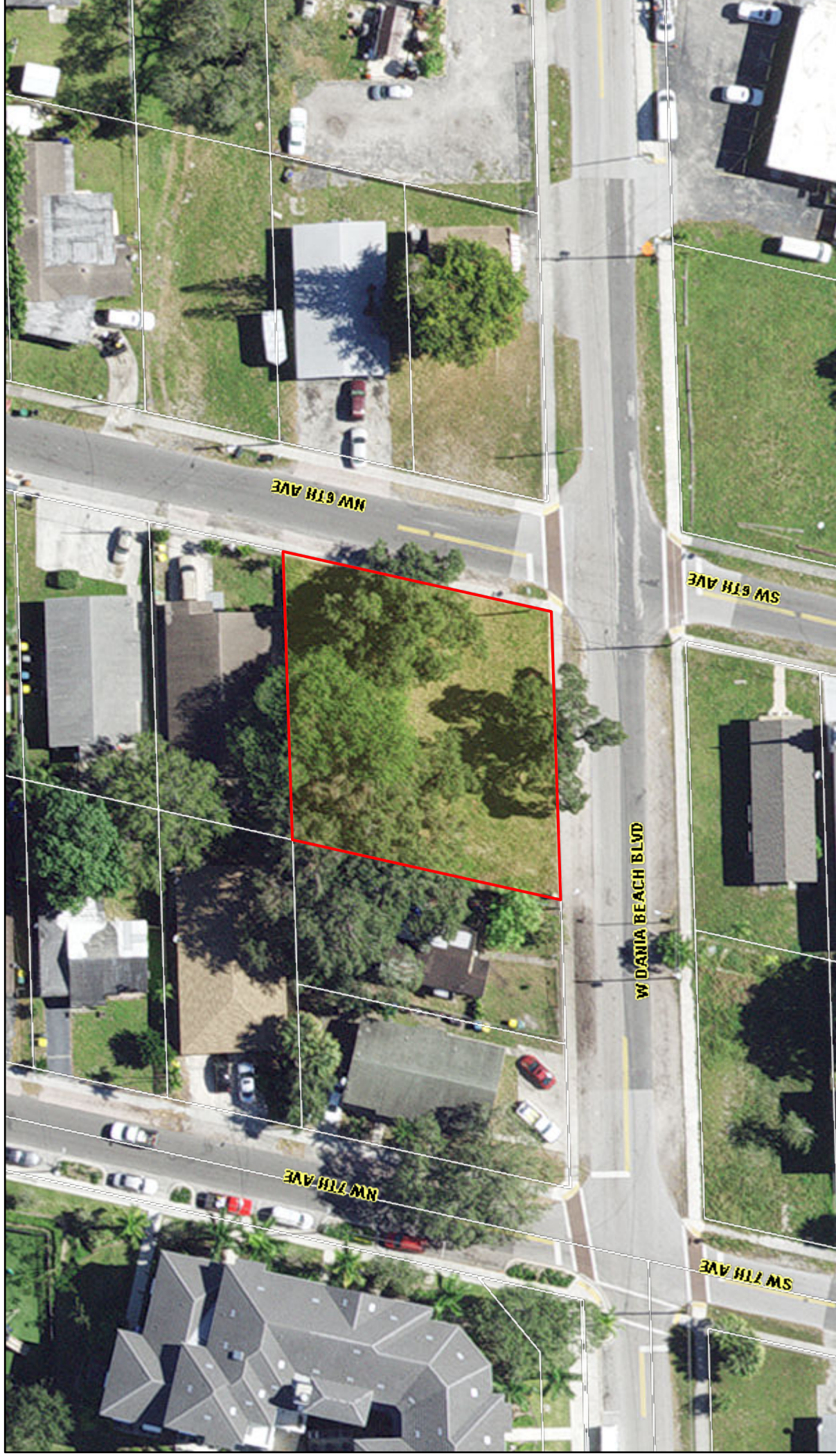
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$162,750		\$162,750	\$78,770	
2022	\$130,200		\$130,200	\$71,610	\$18.00
2021	\$65,100		\$65,100	\$65,100	\$18.00

2023* Exemptions and Taxable Values by Taxing Authority

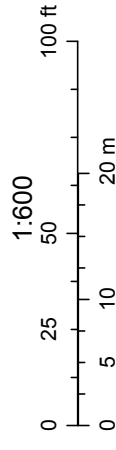
	County	School Board	Municipal	Independent
Just Value	\$162,750	\$162,750	\$162,750	\$162,750
Portability	0	0	0	0
Assessed/SOH	\$78,770	\$162,750	\$78,770	\$78,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$78,770	\$162,750	\$78,770	\$78,770
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2019	QCD-T	\$100	115961661	\$15.00	10,850	SF
6/5/2007	CET-T	\$100	44260 / 204			
7/1/2003	WD	\$65,000	35647 / 149			
5/1/1987	QCD	\$100	14466 / 379			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1						.3		



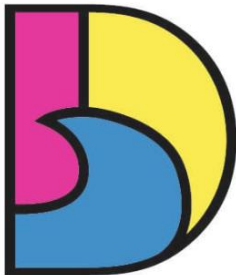
June 30, 2023





Boulevard Residences

SEE IT
LIVE IT
LOVE IT

A stylized graphic of a beach wave or letter 'D' in yellow, pink, and blue.

DANIA
BEACH

GOAL BEACH

Habitat for Humanity of Broward

Our Story, Our Mission

Habitat Broward was established in 1983 as an affiliate under Habitat for Humanity International and has provided affordable homeownership for thousands of residents in Broward County. Among the 1,200 Habitat affiliates in the nation, Habitat Broward is ranked in the top 40 (3%) producers.

Habitat for Humanity of Broward makes the dream of homeownership a reality for working families. We are a full-service, wrap around non-profit organization, focusing on: land acquisition and development, construction, mortgage lending, homeownership readiness, financial literacy, and family support.

In addition, Habitat actively participates in planning forums, neighborhood revitalization activities and other work to advocate for sustainable housing and financing solutions to **address the housing crisis in Broward County.**





Develop the Land

We'll own the development process, including development of raw land, permits, platting the lots, and laying infrastructure for sewer, water, electric & streets.



Build the Homes

With vast experience building multiple product types and complete communities, **we provide turnkey homes delivered by a premier team of professionals.**



Community Funding

Habitat Broward **leverages every dollar we receive** from funders, donors, and civic partners to ensure construction is under budget, on deadline, and that homes remain affordable.





Vet, Select and Prepare Pre-Qualified Families

Acceptance into Habitat Broward's future homeowner program is competitive and rigorous. Approved families complete 18 months of homeowner education, financial literacy, maintenance education, good neighbor etiquette, and their "sweat equity". **This guarantees families are equipped for homeownership and that their new city receives happy, healthy residents.**



Lend Low-Interest Mortgages

Habitat Broward underwrites, originates, and lends fixed low-interest, 30-year mortgages. **As a result of Habitat's ability to fundraise for, and originate the loans, families and the City are guaranteed access and qualification to affordable mortgages when construction is complete.** Habitat's removes barriers to homeownership such as down payments, closing costs and monthly PMI are also alleviated for families.



Service Mortgages + Families After Closing

Following the closing, Habitat Broward remains a partner through mortgage servicing and wrap around support to families. We stay connected to families during times of trial. **This ensures the community continues to thrive and the city benefits from strong, stable families.**



Featured & Future Builds

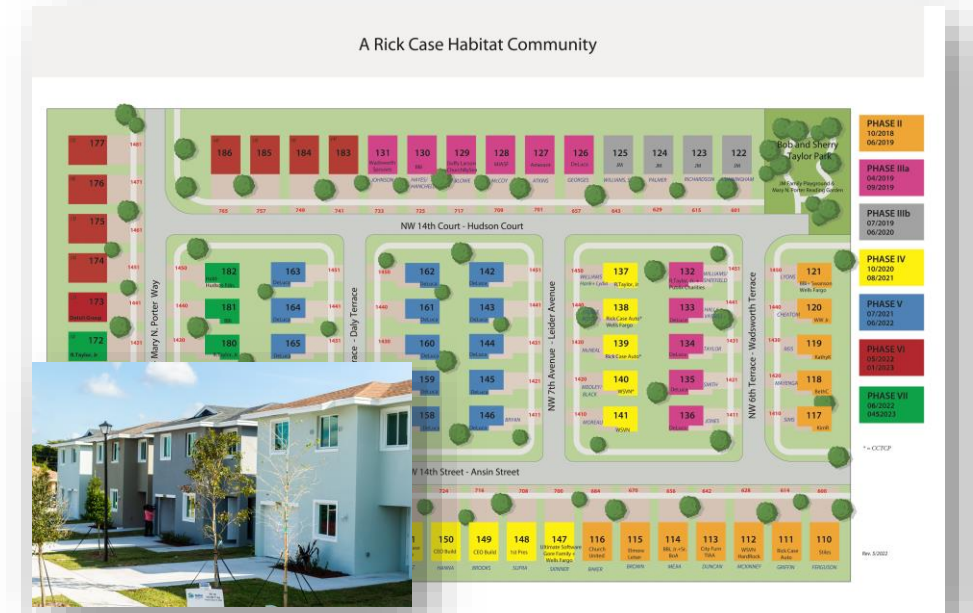
Expanding Our Footprint

A Rick Case Habitat Community

This widely publicized privately funded **76 single family home community** located in Pompano Beach was launched in 2017 and is currently fully funded and 75% complete. The City of Pompano Beach and Habitat Broward formed a mutually beneficial partnership which resulted in \$700k in support from the City. The entire project budget is \$20 million. Thanks to the generosity of lead donors Rick and Rita Case this public private partnership will be completed in 2023.

Habitat Broward ensures that affordable homes are built with the same design standards as market rate homes, uplifting the neighborhood with newly constructed, modern and sustainable homes. Some of our standards include:

- Lush landscaping with native plants
- Designer exterior paint schemes
- Decorative stucco
- Impact resistant windows & doors
- Homes outfitted with SimpliSafe
- Granite counter tops
- Energy Star appliances
- Energy efficient modern light fixtures
- Chrome kitchen & bath fixtures
- Carbon dioxide & smoke detectors



Who We Serve

Our Families

Habitat Families Must Demonstrate They Are:

- First-time homebuyers
- Employed with sustainable income
- Have a housing need
- Able to complete 300 sweat-equity hours
- Capable of repaying a low-interest mortgage

"My Mom has witnessed me become the first homeowner in my family and that means the world to both of us,"

"My teenage daughter understands how Habitat helps build the houses. She is thriving and working toward being accepted to a magnet program and getting a job. She has great grades!"

"I received my blessing of homeownership in July 2022."



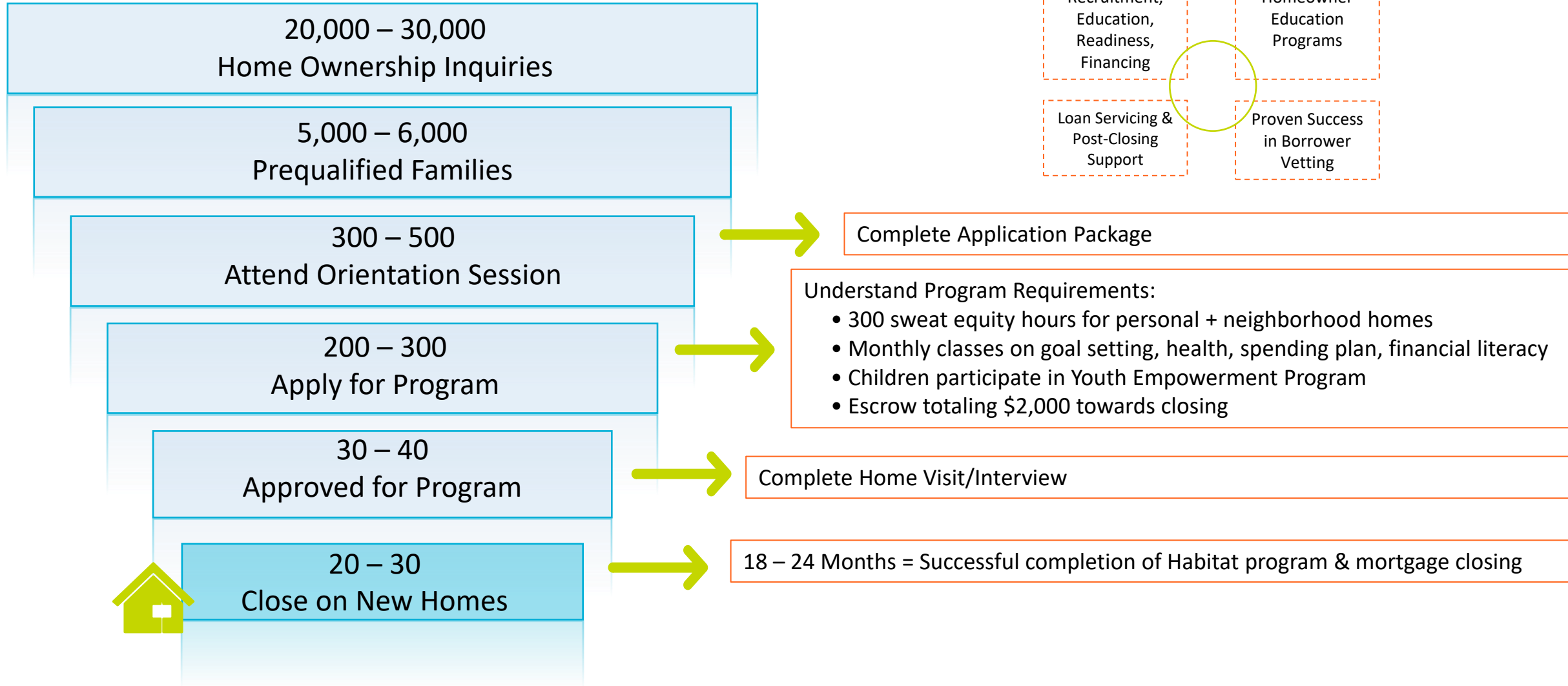
Families that qualify for a Habitat home **represent the County's economic infrastructure and foundation**, including:

- Healthcare Employees
- Broward County Public School Teachers
- Government Employees
- Law Enforcement Officers & Staff
- Firefighters

Family Selection Process

Our Trusted Model

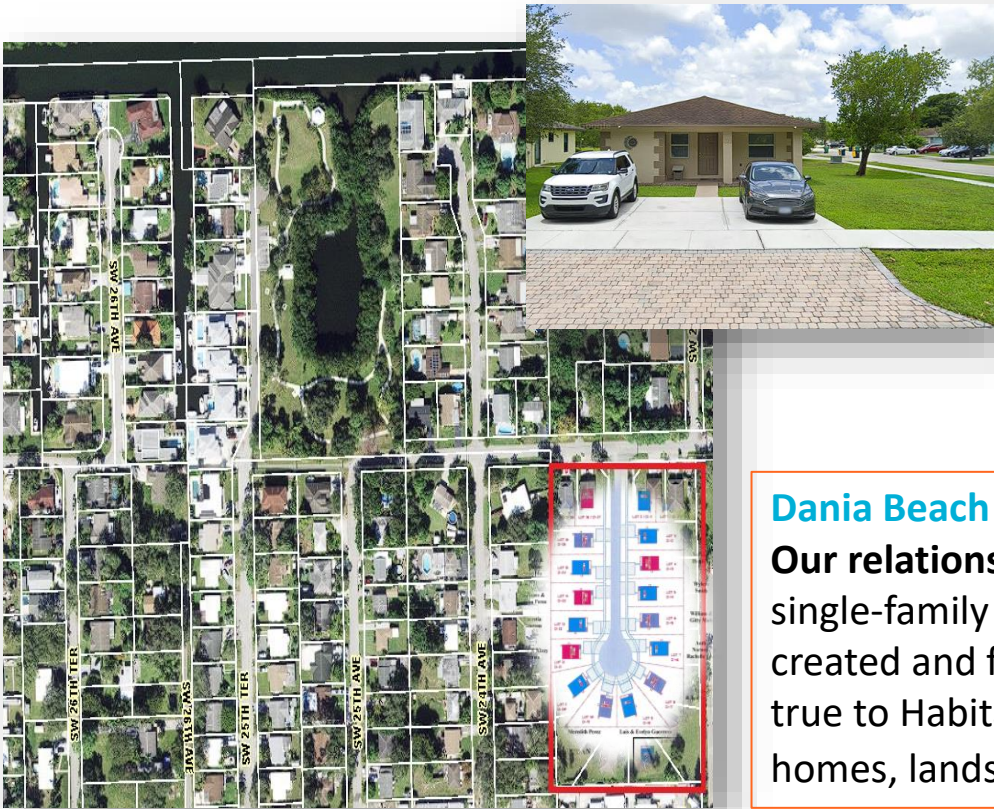
Habitat Broward Yearly Outlook



Building Partnership Focused Communities

Our History

Habitat Broward prides itself in creating **sustainable communities, built on foundations of strong partnerships**. With each community we serve, our focus is to begin each relationship with establishing an understanding for a neighborhood's unique need and vision for the future.



Dania Beach + Habitat Broward History

Our relationship with Dania Beach first began in 1989 with Habitat Broward's' inaugural build, a single-family residence inhabited by the original owners for decades. In 2004, our partnership created and formed "*Habitat Village*", an 18-home community located off SW 45th St. In keeping true to Habitat's mission, this community continues to thrive to this day with well maintained homes, landscaping and consistently occupancy by Dania Beach families.

Achieving 2023 CRA Goals

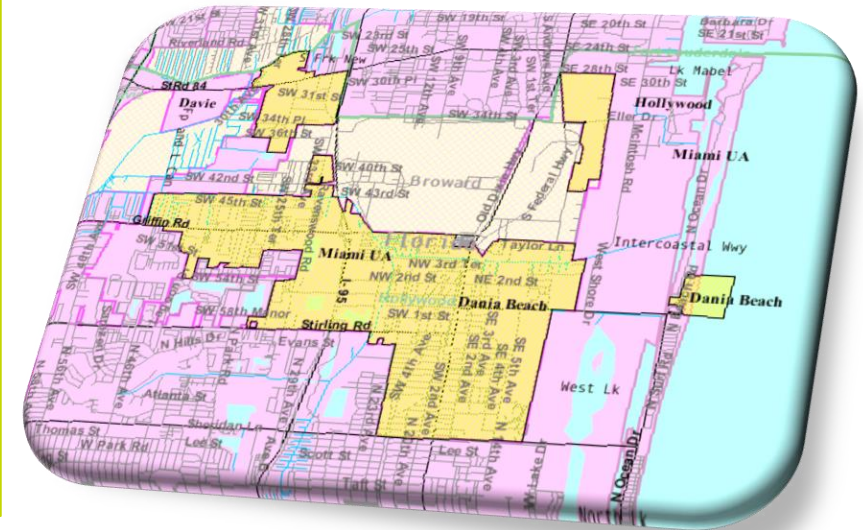
Continued Partnership

Top 3 Goals for CRA 2023:

- Goal 1** Enhance and Reinforce the CRA Sub-Areas
- Goal 2** Eliminate Substandard Housing and Provide Affordable Housing Alternatives
- Goal 3** Redevelop the CRA in a manner that is energy efficient and sustainable

Upon completion of “*Boulevard Residences*” Dania Beach will realize the following:

- Enhance underutilized land by improving community landscape through newly constructed, modern homes and landscaping
- Increase the number of units available for local working families during time of economic crisis
- Create communities that are sustainable from both a physical and economic standpoint
- Increased annual taxes as result of new fee-simple owned homes
- City of Dania Beach will welcome new and prepared homeowners that are committed to the community.



Site Overview

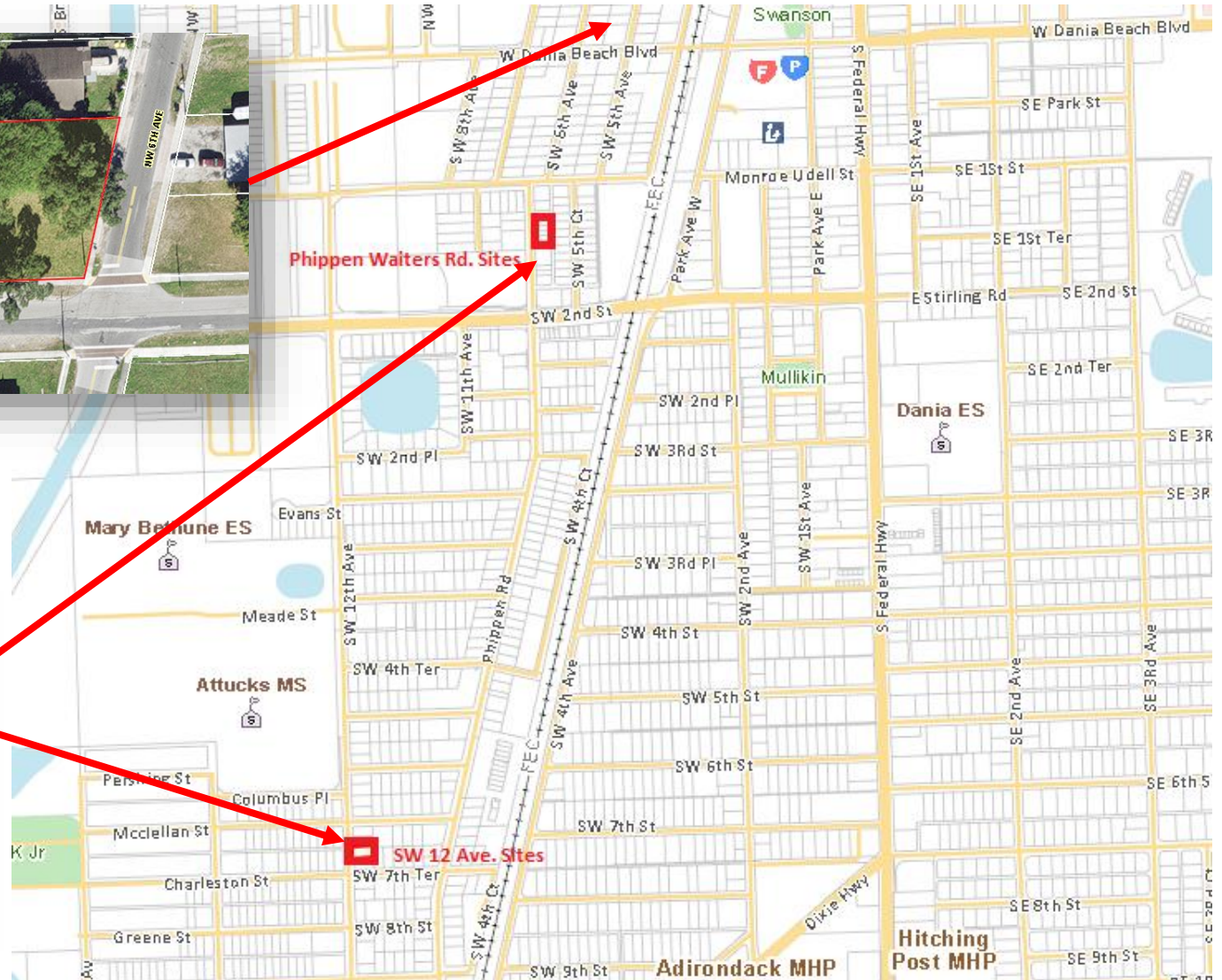
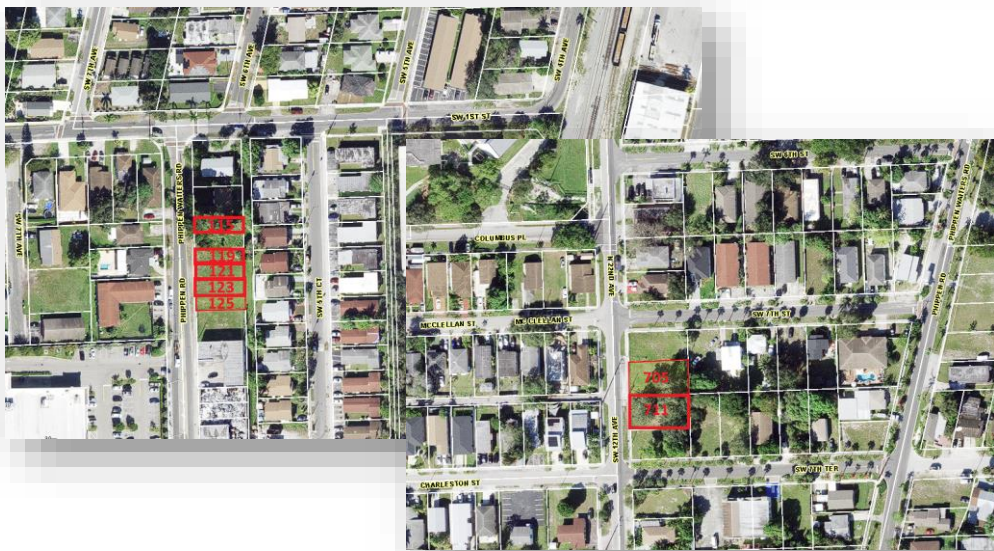
Boulevard Residences

"Boulevard Residences"

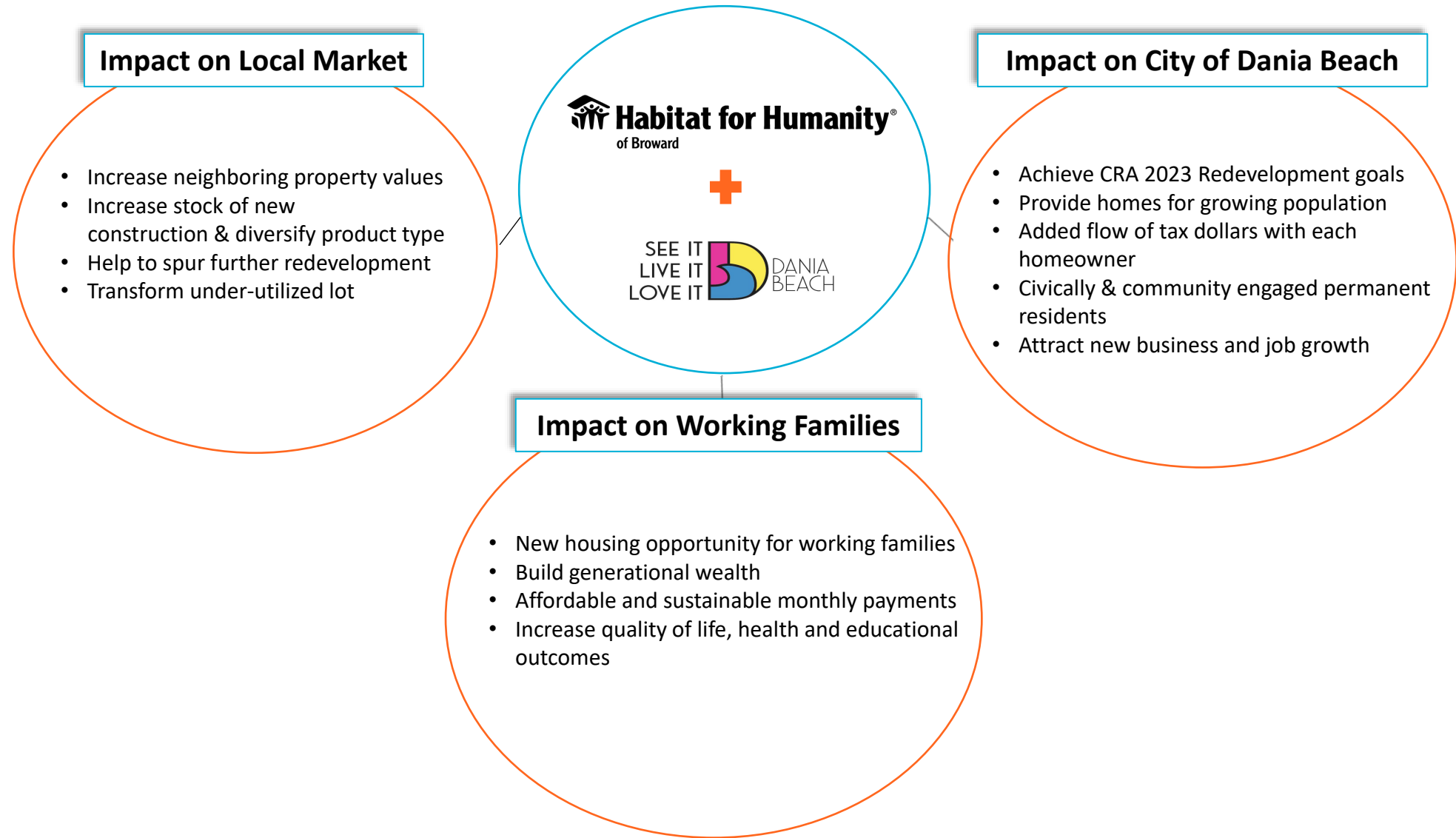
608 W Dania Beach Blvd.
10,850 SF or 0.249 Acres

Potential Additional Parcels

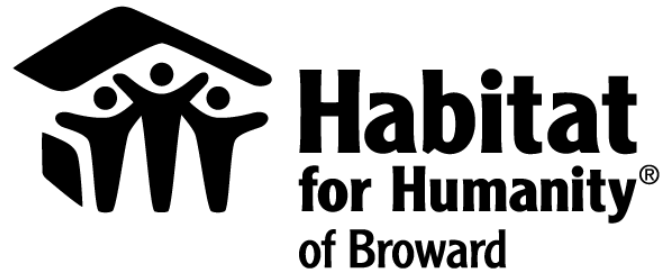
SW 12th Ave. Sites (2 Parcels)
and
Phippen Walters Rd. Sites (5 Parcels)



Points to Consider



Thank you!



For additional questions or comments, please feel
free to contact us

Justine Morgan
VP, Capital & Community Relations
954.263.6916 | justine@habitatbroward.org

Caroline Cozzi
Manager, Community & Urban Development
954.980.2348 | caroline@habitatbroward.org



MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, JUNE 13, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:31 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:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Executive Director Chen discussed his report as provided to the Board in their agenda packets. He touched on the following:

- Working with SCORE to set up additional programs for the Dania Beach Business Academy
- Working with Broward County on a program series for Success in Global Markets
- Kathleen Weeks has retired after 12 years of service.
- Kha White-Davis, the part-time Administrative/Financial Specialist has taken a job with another city. She left approximately six weeks ago.
- PATCH is temporarily closed due to damage and contaminated plants from the flooding.
- Met with Bianca and Jaime to discuss options and strategies for the fastest recovery. We also discussed options for the ongoing operation of the PATCH. I will bring some recommended options to you in the near future.
- Celeste submitted their certificate of occupancy and paperwork.

Board Member Davis inquired about the PATCH master plan and Executive Director Chan responded that the master plan is published and adopted in the CRA Plan and is a goal to accomplish.

Discussion ensued regarding the PATCH master plan and the future operation and utilization of the PATCH.

4. Presentations

None.

5. Consent Agenda

5.1 Minutes: May 23, 2023

Vice Chair Lewellen made a motion to approve the meeting minutes. Board Member Davis seconded the motion which carried unanimously on voice vote.

5.2 Travel Requests: None.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 Streetscape Visioning Plan for West 1st Avenue

Executive Director Chen introduced the item. He stated that this was a once in a lifetime opportunity given that there would be cost savings if this was done along with the water main replacement project.

Gianno Feoli of Calvin Giordano and Associates presented on the item. He commented that the opportunity to create this beautification and this vision along the corridor is very timely particularly because there's a water main replacement project that's coming on board and as part of that project, the streets are going to be torn up and disturbed. He stated that there's also some savings that the City can accommodate if they coalesce both of these projects together.

Mr. Feoli commented that the proposal that he put together involves public engagement with the businesses and property owners along the corridor as well as starting conversations with the utility companies to discuss the undergrounding of the utility lines to increase walkability and achieve the necessary improvements.

Executive Director Chen commented that they had originally discussed this during the CRA's budgeting process and informed them that \$50,000.00 were allocated in the CRA budget for 2023 to initiate this visioning and Engineering Process. The proposal from Calvin Giordano is at \$62,000 which is slightly more than the allocation, however, there are sufficient funds within the CRA budget, and an internal transfer can be made without any additional funding coming from the City to initiate this project.

Executive Director Chen stated that the initial conversation for phase one of the corridor covered West First Avenue from Southwest First Street to Northwest First Street. The proposal from Calvin Giordano is to create the visioning process for the entire corridor.

Chair Ryan asked what the actual cost would be and Mr. Feoli responded that he does not have that number and that is part of the visioning process.

Board Member Davis commented that she works with the Public Art Advisory Board and it's important that they be a part of that process and Mr. Feoli explained what the process could be when involving the board.

Vice Chair Lewellen inquired about the burying of the lines on First Avenue and City Manager Garcia did not have the answer for her at the moment. Vice Chair Lewellen commented that it would be good to know if there is a plan or timeline from FP&L.

City Manager Garcia stated that this gives the City the opportunity to have a charette type of meeting with all the stakeholders such as the residents, business owners and the boards to look at this as the central core of the City.

Board Member James asked if there was a timeline for this project and Executive Director Chen commented that there is a proposal for the Commission to approve and if it is approved, the contract will be initiated and Calvin Giordano will begin scheduling the public workshops and meetings.

Executive Director Chen stated that he has been in contact with FP&L regarding the burying of lines and informed them of our interest and they were interested in partnering with the City.

Mr. Foli stated that the vision plan should be completed with the next year. The design and construction timeline would depend on how the City wants to define the first phase and how far down the corridor the City wants to go.

Board Member Davis made a motion to approve the item. The motion was seconded by Board Member Salvino which carried unanimously on voice vote.

7.2 Arts and Entertainment District Brand Strategy

Executive Director Chen introduced the item and stated that this is also something that came up as a new concept in the updated CRA plan. This original concept of doing lightweight backlit LED signs along the Federal Highway Corridor and marking an Arts and Entertainment District was in the plan. The next piece is to work with FDOT to see what they will accept in terms of marking the corridor with these signs and then engineering the signs so that they can be mounted along the corridor. He stated that this project was not allocated within the 2023 budget, however, an internal budget transfer can be made without any additional funding coming from the City.

Mr. Feoli commented that one of the one of the overall components that they have incorporated into the overall approach to the project is to, not only look for opportunities for signage along the Federal Highway corridor, but to dovetail it into a bigger strategy. The Art and Entertainment District needs to have a brand of its own and it needs to be able to be marketed as such and this would give the City an opportunity to create, not just signage along Federal Highway, but a family of wayfinding and identification strategies that can be parlayed throughout the district that would dovetail with the visioning plan.

Board Member James asked about the electrical component to this and who would be maintaining them and City Manager Garcia responded that the next step is for staff to meet with each other to discuss who will be responsible for what.

Executive Director Chen stated that he has met and spoken with Public Services regarding this project and they introduced him to the design team at Calvin Giordano.

Board Member James inquired about the wayfinding and signage and if it will be compatible with what the City is already discussing and looking at implementing. Executive Director Chen responded that it would be compatible with the objectives and direction of the City.

Board Member Davis wanted to ensure that the branding and marketing is also cohesive with what the City is doing.

Board Member Salvino commented that he understands where the Commissioners are coming from, however, this is a professional firm who will be working with management and the CRA Executive Director and they will be bringing back a proposal to the Commission for our review and approval before anything takes place.

Chair Ryan commented that he does believe this is a good opportunity given the water main project. It will take multiple departments to collaborate, but he believes it can be achieved with well coordination and constant communication.

Board member Davis made a motion to approve the item. The motion was seconded by Board Member James which carried unanimously on voice vote.

8. Board Member Comments

Board Member Davis congratulated Kathleen on her retirement and thanked her for her 10 years of service.

Board Member James thanked Kathleen for her 10 years of service and mentioned some of her accomplishments. She presented her with flowers and a vase.

Kathleen thanked the Board for the recognition.

Board Member Salvino congratulated Kathleen on her retirement and thanked her for her years of service.

Chair Ryan congratulated Kathleen on her retirement and wished her the best in her future endeavors.

Vice Chair Lewellen congratulated Kathleen on her retirement and thanked her for her service.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:29 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: July 11, 2023
Re: PATCH

As I advised you, the PATCH is temporarily closed to the public due to the damage and contaminated plants caused by the flooding over the past 2 months. The garden is still working with volunteer groups for cleanup and pruning/replanting of the damaged crops.

Biancamaria Bacarossi, our Lead Coordinator, provided the initial evaluation of the damages for the Department of Agriculture and the City insurance companies. A more specific description of the damages was provided by Kathleen and Bianca as follows:

- The two on-site sheds were damaged to the point of being condemned.
- 90% of the crops in the PATCH were affected by the tropical storms. Most of the undamaged crops are in the raised beds, but most of these crops were affected
- Our seed bank was a 90% loss. Therefore, we do not have seeds to re-cultivate d.
- All growing bags need cleaning and most need to be replaced by plastic pots, as they are breaking when they are cleaned.
- All lettuce crops were lost in the flood.
- Only a few of the beats in the raised bed were recovered and the zucchini plants all had to be removed.
- The raised bed planted with Turnips was a total loss.
- The Cilantro, Lavender, and Sage crops in the front raised bed were lost.
- Refrigerator in the pavilion (Avantco Model: 178GDC23HCB)
- Hydroponic Propagation System (Turbo Klone) and PVC Structure were damaged
- Butane Range was damaged
- 2 cases Power Tools (1 Ryobi, 1 DeWalt) were damaged
- Manual Calculator with receipt printer was damaged
- Brother Label Printer was damaged
- 3-Pack Programmable Timer were damaged
- 2 large utility wagons were damaged
- Sunnyglade 48-inch Plant Stakes were damaged
- 20-inch and 42-inch galvanized steel wire round tomato cage were damaged

Several volunteers have assisted with the cleanup. The cleanup activity and moving the undamaged crops to higher/dryer ground are continuing. Many of the plants have to be pruned

and repotted to be saved. Our consultant, Jaime Castoro of Fruitful Field, brought her Fruitful Fields team members to help.

In addition to the storm damage, the irrigation system is not working, but only some of the system was damaged by the storms. (According to risk management, due to the history of the system breakdowns, it is not a valid claim on our storm insurance.) When the system is on, the water does not come out in many areas and/or the water comes out in the wrong zones.

PATCH irrigation system problems are resulting in:

- Constant loss of water in the growing bags and in the raised beds.
- Cracking of the hose lines due to low-cost, inappropriate materials used for the hoses.
- Constant breaking of PVC lines.
- Constant imbalance of the times programmed for the irrigation system.

Update: I met with Bianca and Jaime to discuss options and strategies for the fastest recovery. We also discussed options for the ongoing operation of the PATCH. Jaime Castoro, long term consultant to the PATCH and Executive Director of Fruitful Fields, has proposed an operating agreement for approximately \$79,000 per year. Bianca, would remain as our lead on-site coordinator, but the currently vacant coordinator positions would be eliminated. The employee/benefits savings would basically offset the cost of the operating agreement. The details of the operating agreement are under discussion.

We have conducted a bid proposal process. The two qualified proposals are approximately \$30,000. The third proposal was for approximately \$24,000, but reflects a reduced scope of work, with a substantially shorter list of materials.

The Verti-Grow hydroponics has its own irrigation system and time clock that also has operating problems. We do not have an estimate of the cost of repairs yet.

In light of the current crop damage and the work required to restore productivity, the cost of replacing the irrigation system, the cost of repairing the hydroponic system, and the ongoing probability of future floods it is an appropriate time to consider the three primary options:

1. Continue operating the PATCH at its current location; or
2. Close down the PATCH completely; or
3. Move the PATCH to another location for its ongoing operation.

Option 1: The fastest recovery solution for the PATCH is its current location. It will cost tens of thousands of dollars, hundreds of man-hours, and several months for crop production to be reestablished. However, the current location is low land that floods every time there is even a modest rainfall. The stormwater solution will be costly and not a viable solution for a community garden. Also, the current location is on a dead-end street, in a residential neighborhood, which limits the PATCH's public identity.

Option 2: People's Access To Community Horticulture (PATCH™) was established in 2012 to create an environmentally and economically sustainable urban farm within the community, creating a network of secure healthy food sources of naturally grown vegetables and fruits. During this 11-year history, the PATCH has received national and regional awards, the latest being the 2022 Smart Growth Award of Excellence and has developed a long list of prestigious partners/sponsors. This kind of longevity and partner network is rare for a community garden.

Option 3: The PATCH occupies a 1.038-acre (approx. 80 ft X 590 ft) City-owned property that was previously used as an informal dump site for trash. The City-owned property includes two platted parcels (NBHD-RES) and an unvacated right-of-way. The flooding, potential ground contamination, and main entry on a dead-end street are challenges for the success of the PATCH. If the three parcels are consolidated, the site dimensions are also a challenge for residential development. However, it is feasible to build 20 – 22 townhouses, with a one-lane access road running between W Dania Beach Blvd. and NW 1st St.

I have discussed the potential relocation of the PATCH with Manager Garcia and Dep Manager Sosa-Cruz to another City-owned site located at 1399 Stirling Rd (BCPA ID 5142 04 00 0080 and 5142 04 00 0090) – see the attached BCPA folio sheets with maps. The site is on the south side of Stirling Rd, just east of S Bryan Rd along the canal. The site is comprised of two parcels, one of which spans the east and west sides of the canal. The site on the west side has 25,809sf and on the east side has 86,754sf (9,995sf and 76,759sf), all zoned OS (Open Space). Both the east and west parcels are triangular, with limited frontage along Stirling, and have limited viability for residential or commercial development.

Recommendation: It is recommended the Board select Option 3 and direct the CRA to explore the feasibility of moving the PATCH to 1399 Sterling Road.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1399 STIRLING ROAD, DANIA BEACH FL 33004	ID #	5142 04 00 0090
Property Owner	CITY OF DANIA BEACH	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	4-51-42 THAT PT OF N 340 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LYING E OF THE FOL DESC LINE,COMM AT NE COR OF SEC 4,W ALG N/L 1013.0 TO POB,SLY 20 TO P/C,SWLY ARC DIST OF 179.07 TO P/T,SWLY 126,CONT SWLY ALG E R/W/L OF C-10 CANAL TO INTERSEC WITH S/L OF NW1/4 OF NE1/4 OF NE1/4,AND END OF SAID LINE,LESS N 120 THEREOF		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$49,980		\$49,980	\$39,210	
2022	\$53,120		\$53,120	\$35,650	\$330.00
2021	\$32,410		\$32,410	\$32,410	\$330.00

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$49,980	\$49,980	\$49,980	\$49,980
Portability	0	0	0	0
Assessed/SOH	\$39,210	\$49,980	\$39,210	\$39,210
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 14	\$39,210	\$49,980	\$39,210	\$39,210
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$5.00	9,995	SF
				Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
L								
1						5.5		



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1399 STIRLING ROAD, DANIA BEACH FL 33020	ID #	5142 04 00 0080
Property Owner	CITY OF DANIA BEACH	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	4-51-42 W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS PT DESC IN OR 1158/254 LESS PT TO C & SFFCD & LESS PT DESC IN OR 2465/277 & LESS RD		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$512,840		\$512,840	\$390,510	
2022	\$519,890		\$519,890	\$355,010	\$72.00
2021	\$322,740		\$322,740	\$322,740	\$72.00

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$512,840	\$512,840	\$512,840	\$512,840
Portability	0	0	0	0
Assessed/SOH	\$390,510	\$512,840	\$390,510	\$390,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$390,510	\$512,840	\$390,510	\$390,510
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
12/23/1980	ORD		9496 / 174

Land Calculations		
Price	Factor	Type
\$5.00	25,809	SF
\$5.00	76,759	SF
Adj. Bldg. S.F.		

Special Assessments

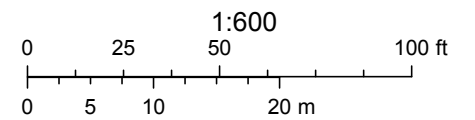
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
L								
1						1.2		

Property Id: 514204000090

**Please see map disclaimer



June 30, 2023



Property Id: 514204000080

**Please see map disclaimer



June 30, 2023

