AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JULY 9, 2024 - 7:00 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 CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CITY COMMISSION AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CITY COMMISSION, MUST FIRST BE REGISTERED WITH THE CITY CLERK (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBERS AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE COMMISSION ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE MAYOR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE COMMISSION FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CITY COMMISSION AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CITY 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 MAYOR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE MAYOR, CITY COMMISSIONER OR CITY STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE COMMISSION 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 MAYOR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE MAYOR TO LEAVE THE COMMISSION CHAMBERS; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE CITY COMMISSION CHAMBERS.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-032)

ADDENDUM NO. 2

*(Items in **red** are new and/or revised)*

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Special Event Application Approval - 2025 Vintage Motorcycle Show - *Parks and Recreation*

2. Request for Proclamation - Florida Pather's Day - July 9, 2024 - *Sponsored by Commissioner Salvino*

3. Request for Proclamation – Gertrude Jacobs – 100th Birthday – *Sponsored by Vice Mayor Lewellen*

4. Rita Crockett Beach Sports Academy Proposal Presentation - *Parks & Recreation*

4. PROCLAMATIONS

1. Parks and Recreation Month - July 2024 - *Sponsored by Commissioner James*

2. Florida Panther's Day - *Sponsored by Commissioner Salvino*

3. Gertrude Jacobs – 100th Birthday – *Sponsored by Vice Mayor Lewellen*

5. ADMINISTRATIVE REPORTS

1. City Manager

2. City Attorney

3. City Clerk - Reminders
   - August 27, 2024 - CRA Board Meeting - 5:00 p.m.
   - August 27, 2024 - City Commission Meeting - 7:00 p.m.

6. PUBLIC SAFETY REPORTS

7. 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.

8. CONSENT AGENDA

1. Minutes: June 25, 2024 City Commission Meeting Minutes

2. Travel Requests: Request for City Manager Ana M. Garcia to attend the 2024 ICMA Annual Conference September 19-25, 2024

3. RESOLUTION NO. 2024-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT THE AGREEMENT FOR RENEWAL OF THE CITY'S FULLY INSURED MEDICAL PLAN BROKERED BY THE GEHRING GROUP, AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH, WITH THE FLORIDA MUNICIPAL INSURANCE TRUST, FOR INSURANCE COVERAGES BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025, FOR ACTIVELY WORKING AND NON-MEDICARE ELIGIBLE RETIRED EMPLOYEES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Human Resources)*

4. RESOLUTION NO. 2024-____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR MAINTENANCE OF THE LANDSCAPING ALONG THE GRIFFIN ROAD MEDIANS EAST OF INTERSTATE 95 (I95) TO US 1/FEDERAL HIGHWAY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

5. RESOLUTION NO. 2024-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF A CRANE TRUCK IN AN AMOUNT NOT TO EXCEED ONE HUNDRED EIGHTY-NINE THOUSAND TWO HUNDRED SIXTY ONE DOLLARS ($189,261.00) FROM PALMETTO FORD, WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS ASSOCIATION ("FSA") CONTRACT FSA23-VEH21.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

6. RESOLUTION NO. 2024-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTED PURSUANT TO §164.1052, FLORIDA STATUTES, DECLARING THE INTENT OF THE CITY COMMISSION TO INITIATE

CONFLICT RESOLUTION PROCEDURES AS SET FORTH IN CHAPTER 164, FLORIDA STATUTES; FINDING THAT A CONFLICT EXISTS WITH THE CITY OF HOLLYWOOD, FLORIDA, ARISING FROM THE LARGE USER AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE CITY OF HOLLYWOOD, DATED SEPTEMBER 28, 1990, RELATED TO THE FY 2018 - 2022 "TRUE-UP" PAYMENTS FROM THE CITY OF DANIA BEACH TO THE CITY OF HOLLYWOOD AND HOLLYWOOD'S PROPOSED INCREASE TO THE LARGE USER WASTEWATER MONTHLY INCREASE CHARGES; DIRECTING THE CITY MANAGER TO PREPARE AND FORWARD A CERTIFIED COPY OF THIS RESOLUTION AND THE REQUIRED CERTIFIED LETTER TO THE CITY MANAGER FOR THE CITY OF HOLLYWOOD AND OTHER GOVERNMENTAL UNITS PURSUANT TO SECTION 164,1052, FLORIDA STATUTES; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TAKE ALL STEPS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

7. RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE IMPOSITION OF FIRE RESCUE ASSESSMENTS AND THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING AUTHORITY; PROVIDING FOR PROVISION AND FUNDING OF FIRE SERVICES; PROVIDING FOR IMPOSITION AND COLLECTION OF SUCH ASSESSMENTS; PROVIDING LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; PROVIDING UPDATED ASSESSMENT CALCULATIONS; ESTABLISHING PRELIMINARY NOT-TO-EXCEED ASSESSMENT RATES FOR FIRE ASSESSMENTS TO PROVIDE FOR THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF MAILED AND PUBLISHED NOTICE OF SUCH HEARING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

8. RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE IN THE CITY OF DANIA BEACH, FLORIDA; ESTABLISHING THE NOT TO EXCEED ASSESSMENT RATE FOR SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BOUNDARIES OF THE CITY OF DANIA BEACH, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING

THAT NOTICE OF THE HEARING BE ISSUED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

9. RESOLUTION NO. 2024-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF STORMWATER SERVICES, FACILITIES AND PROGRAMS WITHIN THE CITY OF DANIA BEACH, FLORIDA; ESTABLISHING THE NOT TO EXCEED ASSESSMENT RATE FOR STORMWATER ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF RESPECTIVE ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE OF SUCH HEARING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Finance)*

10. RESOLUTION NO. 2024-_____

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE PROPOSED MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2024-2025 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE RATE AS APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING TO HEAR OBJECTIONS AND QUESTIONS CONCERNING THE MILLAGE RATE, AND AT WHICH MEETING THE QUESTIONS AND CONCERNS WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Finance)*

11. RESOLUTION NO. 2024-____

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY AND THE BROWARD COUNTY SHERIFF'S OFFICE (BSO) FOR THE FY 2021 EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROGRAM (JAG); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

12. RESOLUTION NO. 2024-____

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD COUNTY SHERIFF'S OFFICE FOR THE FY 2022 EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROGRAM (JAG);

PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

13. RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CONTINGENCY FUNDS IN THE AMOUNT OF FORTY FIVE THOUSAND ($45,000.00) FOR THE PURCHASE OF SODIUM HYPOCHLORITE CHEMICALS FROM ALLIED UNIVERSAL CORPORATION FOR THE WATER TREATMENT PLANT UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT BID NO. EVENT 139 AND TO EXCEED THE ANNUAL SINGLE VENDOR PURCHASING POLICY OF FIFTY THOUSAND DOLLARS ($50,000.00) TO BE VALID EACH YEAR THE CONTRACT IS IN PLACE, AND FURTHER PROVIDING THAT SUCH PURCHASES ARE TO BE MADE WITHIN THE WATER DIVISION'S APPROVED CHEMICAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

9. BIDS AND REQUESTS FOR PROPOSALS: None.

10. QUASI-JUDICIAL & PUBLIC HEARING ITEMS

1. RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-025-22MOD), SUBMITTED BY FIRST DANIA BEACH LLC, FOR PROPERTY LOCATED AT 46 SW 1ST AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

11. FIRST READING ORDINANCES: None.

12. SECOND READING ORDINANCES

1. ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO ADOPT AN EVALUATION AND APPRAISAL ("EAR") REPORT BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, WHICH PROVIDES FOR A COMPREHENSIVE UPDATE TO THE GOALS, OBJECTIVES, AND POLICIES OF ALL ELEMENTS, INCLUDING REVISED TEXT AND MAP AMENDMENTS NECESSARY TO UPDATE THE DATA AND ANALYSIS OF THE COMPREHENSIVE PLAN; PROVIDING THAT THE TEXT

AND MAP AMENDMENTS SHALL REPLACE IN FULL THE EXISTING TEXT AND MAPS IN ALL AMENDED ELEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.*(Community Development)*

2. ORDINANCE NO. 2024-_____

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, "LAND DEVELOPMENT REGULATIONS" AT PART 1. ENTITLED "USE REGULATIONS", ARTICLE 105 ENTITLED "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS"; AT SECTION 105-90, ENTITLED "OUTDOOR STORAGE CONTAINERS", PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

3. ORDINANCE NO. 2024-_____

   AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, "LAND DEVELOPMENT REGULATIONS", ARTICLE 275, "LANDSCAPING REQUIREMENT"; AT SECTION 275-195, "ARTIFICIAL TURF INSTALLATION", OF THE CITY CODE OF ORDINANCES, PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Community Development)*

13. DISCUSSION AND POSSIBLE ACTION

1. *(If taking action on the City Manager's contract, Public Hearing is required)*
   RESOLUTION NO, 2024-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN EXTENSION OF EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, ANA M. GARCIA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Commissioner Salvino)*

2. RESOLUTION NO. 2024-_____

   A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN EXTENSION OF EMPLOYMENT AGREEMENT WITH THE CITY ATTORNEY, EVE A. BOUTSIS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Vice Mayor Lewellen)*

3. Seeking Appraisals for MC Frost House - *Sponsored by Mayor Ryan*

4. Rita Crockett Beach Sports Academy Proposal - *Parks and Recreation*

14. APPOINTMENTS

15. COMMISSION COMMENTS

1. Commissioner Davis

2. Commissioner James

3. Commissioner Salvino

4. Vice-Mayor Lewellen

5. Mayor Ryan

16. ADJOURNMENT

City of Dania Beach
Parks & Recreation Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Tyrone Cornileus / Event Liaison / Parks & Recreation

SUBJECT: Special Event Application: Dania Beach Vintage Motorcycle Show (2025)

Request:
A Special Event application on behalf of the Dania Bike Show non-profit to have the Dania Beach Vintage Motorcycle Show on January 25, 2025, from 4 AM - 8 PM.

Background:
A Special Event is requested by Dania Beach Bike Show non-profit for Saturday, January 25, 2025, from 4:00 a.m. to 8:00 p.m. The requested event will be held at Frost Park 300 NE 2nd Street, Dania Beach, FL 33004. This event has been a previous event in January 2024.

Budgetary Impact
The NON-PROFIT special events application fee for Dania Beach Bike Show is $150.

Recommendation
The Parks and Recreation Department is recommending that the City Commission approve the special events application request with the conditions noted.

The applicant will pay for the necessary services recommended below.

Department Review:	**Comments:**
BSO Fire: Fire Prevention	Must complete the BSO Fire event application.
Building Official	Building permits are required. Plumbing
City Attorney	No issues
Code Enforcement	No issues
Planning & Zoning	Must provide a site map and layout of food vendors. Must be 10ft apart from eachother.
HR / Risk Mgmt-	Must obtain all COI prior to event.
Parks & Recreation	No issues
Public Services	No issues
BSO Police Dept.	No issues

CITY OF DANIA BEACH
SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

PART I: EVENT REQUEST

Event Name: DANIA BEACH VINTAGE MOTORCYCLE SHOW, JANUARY 25 ,2025 10AM TO 5PM

Type of Event:
- Minor Event - less than 500 people, single day event, no road closures
- Major Event - more than 500 people, consecutive multi-day event, road closures (major event requires Commission approval)
- Wedding

Is your event located in a public park or City property? ☑ Yes ☐ No

Is your event located on the beach? ☐ Yes ☐ No

Location: FROST PARK 300 NE 2 STREET

Expected maximum attendance _____ Expected sustained attendance 4000

Has this event been held in the past? ☑ Yes ☑ No

If yes, please list the past dates, locations and attendance

FROST PARK, JANUARY 27, 2024 4000

Detailed Description: (Activities, Vendors, Entertainment, etc.)

Show display of vintage motorcycles/ 35 years & older

Date and Time:

	DATE	DAY	BEGIN	END	Attendance
SETUP:	JAN 24	Friday	8am AM/PM	6pm AM/PM	20
EVENT DAY 1:	Jan 25	Saturday	4am AM/PM	8pm AM/PM	4000
EVENT DAY 2:			AM/PM	AM/PM	
EVENT DAY 3:			AM/PM	AM/PM	
BREAKDOWN:			AM/PM	AM/PM	

PART II: APPLICANT

Organization Name non profit Name of Authorized Signatory Tony Thackham
For-Profit Non-Profit Private (as registered in Sunbiz)

Address: 642 NE 3 Street City, State, Zip: Dania Bch, FL 33004

Date of registration: n/a State registered in: n/a Federal ID # n/a

Email Address: daniabikeshow@yahoo.com Phone: 954 830-8855

Event Coordinator Name Tony Thackham Phone: 954 214-6136

Title: coordinator Phone: _____ Cell: same

Email address: daniabikeshow@yahoo.com Fax: _____

Additional Contact Name Clive Taylor Will you be on site? ☑ Yes ☐ No

Title: coordinator Phone: 954 830-8855 Cell: same

Email address: daniabikeshow@yahoo.com Fax: _____

Event Production Company (if other than applicant) n/a

Address: same City, State, Zip: _____

Contact Name: same Title: _____

Phone (day) same (night) _____ Cell: _____

Email address: same Fax: _____

PART III: EVENT INFORMATION

All City permits must be obtained through the City's Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.
Please be advised that if an entity is sponsoring an event and/or is on City property, it is required to have present a certificate of insurance with a minimum amount of $1M general liability and with the City listed as Additional Insured. There may be other or additional insurance requirements such as worker's compensation or auto insurance, etc., for example, depending upon the event details, and as determined by the City.

Admission/Registration ☐ Yes ☑ No If yes, how much? $_____

Alcohol for Sale ☑ Yes ☐ No **Alcohol for Fee** ☑ Yes ☐ No

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

draft truck served by volunteers

Provide State of Florida alcohol licenses and $500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride ☐ Yes ☑ No
If yes, name a contact of company: _____

What type of rides are you planning? n/a

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

Electricity ☐ Yes ☑ No **Generator** ☐ Yes ☑ No **Amount of Kilowatts** _____
Events requiring electricity must be permitted.
Company: n/a License #:_____

Name of Electrician: n/a Phone: _____

Entertainment ☑ Yes ☐ No
If yes, what type of entertainment will be there? Any notable documents?

Fencing or Barricades ☑ Yes ☐ No
Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects ☐ Yes ☑ No
Name & Contact of Company conducting the show: _____
A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors ☑ Yes ☐ No **Food Trucks** ☐ Yes ☑ No
Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) gas grills
State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?
☐ **Yes** ☑ **No**

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:
N/A Electric Grill(s) #☐ Gas Grill(s) #☐ Charcoal Grill(s) #☐ Smoker Grill(s) #☐
Grease Fryer(s) #☐ Oven(s) #☐ Electric Range Burner(s) #☐ Gas Range Burner(s) #☐

Please Note – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

Does each cooking appliance have its own dedicated Fire Extinguisher? ☑ **Yes** ☐ **No**
Please Note – Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

Does each cooking area have the proper clearances from all other event areas? ☑ **Yes** ☐ **No**
Please Note – Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.

5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music _✔_ Yes ____ No
If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):
Whipping Post four people with 2 speakers on porch of building
List the type of equipment you will use (speakers, amplifier, drums, etc.):
2 speakers

Stages ____ Yes _✔_ No Type (wood, metal, trailer stage, etc.)_____
Stages may require permits.

Days and times music will be played: Saturday 11am to 5pm

How close is the event to the nearest residence? 40 yards
It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact _✔_ Yes ____ No If yes, lot location(s)? Dania Casino

Date(s) of Closure sat jan 25 7am Time(s) of Closure sat jan 25 6pm
All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings _✔_ Yes ____ No If yes, define Closure(s) fronton blvd

Date(s) of Closure sat jan 27 Time(s) of Closure 8am to 5pm

Sanitation & Waste
Will the event encourage Recycling and Sustainability? _✔_ Yes ____ No
Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name White Contact Clive Taylor Phone 954 830-8855
All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police _✔_ Yes ____ No

Name BSO Phone _____
Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company _____ Contact _____ Phone_____

Tents or Canopies _✔_ Yes ____ No
No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? 30 10X10

Company Name vendor owned Contact _____ Phone_____
A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets _✔_ Yes ____ No

All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan ☐ Yes ☑ No

Any events larger than $5,000 people must have an approved Transportation Plan.

PART IV: SECURITY AND EMERGENCY SERVICES

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the "Cost Estimate" worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

BSO DETAIL REQUIREMENT

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office detail may be required.

FIRE WATCH REQUIREMENT

A fire watch may be imposed depending on the type of event, number of persons present and/or hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail and/or fire inspector:

> Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (3 hour minimum). In addition, an administrative fee of 10% will also be charged based on the total cost of personnel and apparatus. Personnel costs are currently estimated to be $84.42 per hour, per person (3 hour minimum).
>
> The cost of apparatus is as follows:
> Rescue Truck - $32.00 per hour
> Engine (1500 gpm) - $17.00 per hour
> Ladder (1500 gpm) - $80.00 per hour

The City of Dania Beach requires payment 14 days in advance for the detail services and fees are to be made payable to the City of Dania Beach by means of *cash advance or a cashier's check*. Fees are based on individual employee's overtime rates which vary from person to person. The amount estimated is based on the highest overtime rate currently payable in addition to fees for FICA, Medicare, Worker's Compensation and Administrative fees. In the event that the entire estimated amount is not required for services, the City will refund the money, less the expenses incurred for the service. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge.
If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars ($1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars ($500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

PART VI: SUBMISSION

Email application and plans to: specialeventapplication@daniabeachfl.gov

Site Plan must include the following with application:

1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event coordinator will manager security.

Mail application fee (payable to the City of Dania Beach) to: Attend: Shanesa Mykoo, Special Event Coordinator 100 West Dania Beach Boulevard, Dania Beach, Florida 33004

Clive Taylor

Event Coordinator Signature

June 6, 2024

Date

To: Elected Officials of Dania Beach
July 2024
From: Rita Buck-Crockett
Re: Proposal for the City of Dania Beach

Rita Crockett Beach Sports Academy "RCBSA" 501 3C in collaboration with the City of Dania Beach proposes to develop a unique multisport beach facility in Dania Beach, Florida that caters to all age groups and their needs for recreational outdoor activities. It will attract residents and visitors. [While we understand we will need to obtain permission from the City based on the City Code for the naming rights, we will refer to our facility as "The Pit"]. "The PIT" at Frost Park is a Beach Sport Complex that offers a variety of lifestyle beach sports ranging from sand pickleball, beach volleyball, footvolley, beach tennis, beach flag football and more. Home to 6 lighted courts with a sitting area and concession stand at Frost Park. Partnering with Dania Beach, "The PIT" will offer leagues, vacation training packages, local, national, and international tournaments to bring visitors to the city. "The first City of Broward County" with the first Beach Sport Complex.

Rita Buck-Crockett is the face of RCBSA, and is a resident of Dania Beach, Rita is a former Assistant Athletic Director, Head Indoor and Beach Volleyball Coach for Florida International University. Crockett played professional volleyball in Switzerland, Italy and Japan, was a member of the 1982 FIVB World Cup Bronze Medal USA National Team where she was name to the All-World team, and the 1984 Silver Medal USA Olympic Team, as well as being World Champion of the WPVA Beach Volleyball League in 1989 and Runner-up in 1990. She served as Head Volleyball Coach of the Swiss National Team, the RTV Basel Professional Club VB Team (Switzerland) and was also Head VB Coach at the University of Iowa. Her honors include AVCA National Coach of the Year (Beach VB), International Volleyball Hall of Fame, Texas Sports Hall of Fames, Texas Black Sports Hall of Fame, San Antonio Sports Hall of Fame and is a University of Houston Athletics Hall of Fame inductee. Rita is a graduate of University of Iowa.

RCBSA aligns its culture with the City's Culture of Respect, Integrity, and Standard of Excellence.
Upon City approval, The RCBSA (Rita Crockett Beach Sport Academy) is proposing these key elements for partnership with Dania Beach:

● RCBSA is seeking 50% assistance of the start-up cost from the city, estimated at $277,251 from a total of $554,502. The total cost includes: the building of the facility, staff salaries, equipment purchases, administrative fees, and marketing. RCBSA will match the remaining 50% needed for start-up cost. (appendix)
● The proposal includes the use of Frost Park and the community center for check-in, concession stand, bathrooms, storage space where available, fencing, netting, and lighting for night play. Parking for high volume events, we will work with the Casino in advance. Partnership will also include city staffing for daily check-in, main events, as well as security referrals for special events.
● RCBSA proposes a revenue share of 30% for the city and 70% for RCBSA.
● The city's HR background screening assistance, supplemental marketing tools, and maintenance, as well as equipment, will be utilized.
● Residents of Dania Beach will receive discounts for events, training and activities. Residents will also receive open play hours.
● RCBSA is asking for a partnership and land use for 3-5 years with the option to grow the facility and renew the partnership.

The purpose of the "The Pit" at Frost Park is to enhance the City's recreational programs to locals and non-local visitors that make Dania Beach its destination and bring revenue to the community at large.

Rita Buck-Crockett

Rita Crockett Beach Sports Academy
"THE PIT" @ Frost Park
Proposal for the City of Dania Beach

Prepared by:

Rita Buck-Crockett

Marrita Crockett-Moulton

Rene Buck

Presented 2024

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ritacrockettacademy.com

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- Explain the vision, mission, and goals for the business.
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- Explain how we plan to promote and market the beach volleyball facility.
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Executive Summary

We propose to develop a state-of-the-art beach sports facility in Dania Beach, Florida to cater to the growing demand for outdoor recreational activities there. The proposed facility, situated at Frost Park adjacent to the Dania Beach Casino, will offer a diverse range of beach-based sports and activities catering to both tourists and local residents. By leveraging the unique setting, establishing strategic partnerships, and employing comprehensive marketing, we know that this facility has the potential to become a premier destination for beach sports and recreation in the Dania Beach/Fort Lauderdale area.

Our mission for Rita Crockett Beach Sports Academy (RCBSA) is to help create a positive impact on the community. Everyone is welcome to become a part of our program. We are dedicated to helping all players find a passion for playing beach sports. We are focused on developing players at all levels by providing collective and individual classes. Our goal is to help each individual reach his goal target. The PIT at Frost Park is a Beach Sport Complex that offers a variety of lifestyle beach sports ranging from beach volleyball, footvolley, beach tennis, beach flag football and more. Home to 6 lighted courts with a sitting area for viewing, The PIT is a great place for locals and tourists to experience these lifelong sports.

Partnering with Dania Beach, The PIT will offer vacation training packages to bring visitors to the city for not only sports, but also to experience all of the opportunities the "first city of Broward County has to offer." RCBSA will create a unique beach sports academy that will serve the City of Dania Beach by bringing an array of beach sports for locals as well as becoming a destination for all beach sports. The PIT will host local, national, and international tournaments, bringing attention to the City of Dania Beach. RCBSA will attract beach sport lovers to participate in all beach sports, including, but not limited to:

- ☑ Sand Pickleball
- ☑ Beach Volleyball
- ☑ Beach Tennis
- ☑ Beach Foot Volley
- ☑ Beach Soccer
- ☑ Beach Flag Football
- ☑ Free-play time for the community
- ☑ Beach Volleyball Juniors Club
- ☑ After school sports programs
- ☑ A multiple sports training facility destination
- ☑ College Annual Invitational Tournament
- ☑ Beach Sports Junior Tournaments

Business Overview

With several miles of public beaches that are popular with both locals and tourists, Dania Beach sees high traffic during the peak tourism seasons, winter and summer. Nearby attractions, like the Dania Beach Pier, Ocean Walk Village, and Dania Pointe, also draw visitors to the area. Water sports like swimming, surfing, and stand-up paddleboarding are popular activities. Capitalizing on these activities is a part of our strategy for promoting a new beach sports facility in Dania Beach.

Dania Beach is an ideal location for a beach sports facility due to its prime beachfront location, year-round warm climate, and growing population. The area has a large and active community of beach sports enthusiasts. By developing a comprehensive beach sports complex, we can meet the demand for these

activities and position Dania Beach as a hub for outdoor recreation.

Proposed facility

The beach sports facility will feature the following key elements:

- 6 lighted courts (with room to grow)
- Beach fitness area for classes like yoga, pilates, and a bootcamp
- Concession stand serving food and refreshments
- Retail shop offering sports equipment, apparel, and accessories
- Ample parking and support facilities
- Storage areas for equipment

Project Costs

6 courts = 205' x 160' Mock up (appendix)

☑ 6 courts with 12" -18 " of sand	$162,000
☑ 6 Monson systems	$12,000
☑ Decorative wall concrete footer	$76,650
☑ 6 custom - nets, lines, pole pads, antennas	$9,900
☑ 2 Soccer goals | 2 portable football goals	$1500
☑ Drainage - rock, hydraway, dig changels	$24,000
☑ Shower | rinse station	$12,500
☑ Grade and level	$10,000
☑ General labor - heavy equipment, sleeves, fabric, dumpster	$51,000
Total Projection Costs:	$359,550

Market demand:

- There are currently limited dedicated beach sports facilities in the South Florida area, which presents an opportunity for Dania Beach to be the destination for beach sports activity in South Florida.
- These types of facilities would cater not only to tourists looking for beach recreation, but local residents, college, and professional athletes seeking training opportunities in South Florida for training.
- Amenities, like equipment rentals, a pro shop, food and beverage service, and seating will complement the sports offerings.

The facility will be designed to maximize the use of the natural environment, with minimal built structures to preserve the aesthetics of the area. Sustainable and eco-friendly construction methods will be employed to minimize the environmental impact.

RCBSA Facility SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis

Strengths:

- Ideal climate and weather year-round for outdoor beach volleyball
- Existing popularity and demand for beach sports and activities in South Florida
- Potential to attract both local and tourist clientele
- Relatively low barrier to entry compared to indoor sports complexes
- Opportunity to host tournaments, leagues, and events to drive revenue

Weaknesses:
- Reliance on favorable weather conditions - facilities cannot operate during storms, heavy rain, etc.
- Seasonal nature of demand, with busier seasons and slower periods
- Potentially limited space for parking and supporting amenities at beachfront locations

Opportunities:
- Growing popularity of beach sports as recreational and competitive sports
- Ability to cater to both casual players and serious/competitive athletes
- Potential to host youth and adult volleyball tournaments, drawing participants from across the region
- Integration with other beach activities and amenities to create a comprehensive experience
- Expansion opportunities to additional beach locations in South Florida

Threats:
- Competition from other beach sports, activities, and entertainment options
- Risk of damage or destruction from hurricanes, tropical storms, and other severe weather
- Potential for restrictive local regulations or zoning laws limiting facility development
- Changing consumer preferences and trends that could impact long-term demand
- Difficulty in securing reliable, skilled staff for seasonal operations

Competition:
- Nearest beach sports facilities are located in Fort Lauderdale, about 10 miles north of Dania Beach.
- Other nearby competition could come from community parks, hotels, and private clubs that offer limited beach sports programming.
- Limited direct competition in the immediate Dania Beach area for a dedicated, full-service beach sports complex

Overall, the South Florida market presents significant opportunities for successful beach volleyball facilities, but also comes with inherent operational and environmental challenges that must be carefully considered. Leveraging the region's natural assets, the popularity of beach sports, and the potential for hosting events can be key competitive advantages. Mitigating weather risks, managing seasonal fluctuations, and differentiating the offering will be critical to the long-term sustainability of RGBSA.

In summary, the Dania Beach market, particularly the Frost Park location near the Dania Beach Casino, presents an attractive opportunity for a new beach sports facility. With limited direct competition, and a diverse target audience, the facility can capitalize on the area's tourism and demands for recreational opportunities. Consistent program planning and execution will be key to ensuring long-term success. Having a solution for South Florida's rainy season will also play a part in RCSBA'S success.

Operations and Management

The beach sports facility will be staffed by a team of experienced professionals, including a general manager, sports directors, coaches, and event attendants. The facility will operate daily with open court time, with extended hours during peak seasons. The operational plan will include a comprehensive programming schedule, featuring sand pickleball, beach volleyball leagues, soccer and football tournaments, beach fitness classes, equipment rentals, and special events. Pricing will be structured to accommodate both tourists and local residents, with a range of daily passes, memberships, and package options.

Planning Schedule Checklist (Tentative)
- Establish 501 (c) 3 status (Approved by IRS May 2, 2024)
-Complete 3 year budget and business plan (completed 2024)
-Promote club, tournaments, job openings, and market grand opening (Upon City Approval 2024)
-Grand Opening (Upon City Approval 2024-2025)

Operational expenses:

Staffing - Annual Salaries
- General Manager ~ Full time Annual Salary $90,000 + benefits (appx. $20,000)
*Responsibilities include seeking out sponsorships and donations, marketing, managing all sports and directors, organizing tournaments and special events, and overseeing the Beach Volleyball Club

- Business Development Director and Web Master - Part time Annual Salary ($35 per hr@ 5 hrs per week = $9,100 + 8% commission on revenue generated by this position
*Responsibilities include seeking out court rental revenue, sponsorships and donations, marketing, website, social media

-Sports Director ~ Part time Annual Salary ($26,000) $25.00 per hr @ 4 days per week/5 hrs per day
*Responsibilities include overseeing beach volleyball, beach tennis, and beach foot volley during league, clinics, camps,tournaments and special events.

-Assistant Sports Director ~ Part time Annual Salary ($20,800) $20.00 per hr @4 days per week/5 hrs per day
*Responsibilities include overseeing beach pickleball, beach soccer and beach flag football during league, clinics, camps,tournaments and special events

-Rental, Concessions, and Retail Staff (2 people @ $16.00 per hr/4 hrs per day/20 event days per year)(Annual cost $2,560)
*Responsibilities included events, concessions, and retail

-Beach Club Coaches 4 coaches @ $20.00 per hr/3 hrs per day/4 days per week)(Seasonal cost $9,360 x 3=$28,080)

Start-up costs:
- Facility construction - $359,550
- Equipment - $10,000
- Initial administrative, marketing and promotion costs: $9,120
- Insurance and liability costs: will be based on the City of Dania regulations
- Operations expenses (staffing and administration fees) - $194,952
Total estimated start-up costs: $554,502

Programming:
- Membership packages
- Sand Pickleball, Beach volleyball leagues and tournaments (Juniors/Intermediate, International and College)
- Beach soccer/football pick-up games and tournaments

- Beach fitness classes (yoga, Pilates, bootcamp)
- Equipment rentals (volleyball, soccer balls, yoga mats, etc.)
- Birthday parties, corporate outings, and special events
- Youth summer camps and clinics

Tentative Pricing:
- Day passes: $12-$18 for adults, $7-$10 for children (under 12)
- Monthly memberships: $55-$85 for individuals, $120-$160 for families
- Equipment rentals: $6-$12 per hour
- League/event fees to be determined based on demand
- Discounts for local residents, students, seniors, active military/veterans

Marketing Strategy Options for Sales Revenue

The facility's marketing strategy will consist of a multi-faceted digital approach, including a user-friendly website, targeted social media campaigns, email marketing, and search engine advertising. Strategic partnerships with the Dania Beach Casino, local hotels, sports/fitness studios and tourism boards will further amplify the facility's visibility and reach.

Marketing and Partnerships: City of Dania Beach Partnership will help
- Partner with the Dania Beach Casino, nearby hotels, and local businesses
- Advertise on local tourism websites and social media channels
- Email marketing, loyalty programs, and referral incentives
- Targeted digital marketing through tourism websites, social media, and influencers
- Host community events and sports tournaments to drive awareness
- Participation in community events and sports league sponsorships
- Offer group/corporate packages and team-building activities
- Leverage the Frost Park location and proximity to the beach/casino

Target Market, Customer Segments and Revenue Streams

The primary target market for the beach sports facility will be tourists and visitors to the Dania Beach/Fort Lauderdale area, as well as North Miami and North of Dania Beach, as far as Pompano and Deerfield Beach, drawn by the facility's unique location and programming. The secondary target market will be local residents of Dania Beach and surrounding communities, who will be attracted to the diverse range of beach-based recreational and fitness activities. We will generate revenue through membership fees, court/field rentals, fitness class fees, retail sales, and concessions. Additional revenue can be derived from hosting beach sports tournaments and events that will attract participants from across South Florida. The demographic profile below highlights Dania Beach as a well-rounded coastal community with a mix of families, working professionals, and retirees. The diversity and relatively high income level present opportunities for a variety of recreational amenities and services.

Age distribution:

- The population has grown steadily over the past decade, increasing from 29,639 since 2010 to 31,915 as of July 2023.

- Dania Beach has a median age of 41 years old.

The age breakdown is:

-Under 5 years old: 6.5%

-Under 18 years old: 18.6%

-65 years and over: 18.8%

-Female persons: 50.7%

Racial and ethnic makeup:

- Dania Beach is a diverse community:

- White: 41.6%

- Hispanic/Latino: 34.3%

- Black/African American: 20.6%

- Asian: 1.7%

- Other races: 16.2%

-Foreign born persons as of 2022: 30.6%

-Veterans as of 2022:1,359

Income and education:

- Median household income is $46,330.

- 33.3% of adults have a bachelor's degree or higher education.

- The top industries are healthcare, retail, accommodation/food services, and education.

Key customer segments include:
- Families and groups seeking beach recreation and activities
- Active adults and fitness enthusiasts looking for outdoor workouts
- Sports leagues and tournament participants
- Corporate groups and event planners
- Colleges and professional athletes

Digital Marketing Initiatives

Website and SEO:
- Develop a user-friendly, responsive website that highlights the facility's features, programming, and booking capabilities
- Optimize website content and meta tags for key search terms related to "beach sports", "Dania Beach recreation", "beach fitness", etc.
- Ensure the website has clear calls-to-action for booking, membership sign-ups, and event registrations

Social Media:
- Maintain an active presence on platforms like Facebook, Instagram, and Twitter
- Post regular updates on facility events, programs, photos, and videos to engage the audience
- Run targeted social media ads to reach tourists, locals, and relevant interest groups
- Leverage influencer marketing by partnering with local fitness personalities or sports teams

Email Marketing:
- Build an email subscriber list through website sign-ups, event registrations, and in-person interactions
- Send monthly newsletters highlighting upcoming programs, specials, and facility updates
- Implement automated email campaigns for new member onboarding, membership renewals, and abandoned bookings

Search Engine Marketing (SEM):
- Invest in paid search ads targeting relevant keywords and location-based targeting
- Consider running seasonal or event-based pay-per-click campaigns to drive traffic during peak periods
- Leverage location-based ad targeting to reach tourists and visitors in the Dania Beach/Fort Lauderdale area

This multi-faceted digital marketing approach aims to maximize the facility's online visibility, lead generation, and customer engagement across various touchpoints. By integrating targeted advertising, content marketing, partnerships, and data-driven optimization, the facility can effectively reach and convert its desired target audiences.

Financial Projections

Initial capital investment for the development of the beach sports facility at Frost Park is estimated at $554,502. This will cover the construction of the courts and supporting amenities, as well as start-up operational costs including salaries, purchase of sports equipment, and any additional administrative fees.

Based on the comprehensive market analysis and operational plan, the beach sports facility is projected to generate annual revenues that demonstrate strong potential for a solid return on investment.
See appendix.

Revenue programming (tentative pricing):

Key considerations:
- Sensitivity to seasonal fluctuations in demand and weather conditions
- Potential for increased competition in the local market
- Need for effective marketing and promotion to attract both local residents and tourists
- Potential for expansion or diversification of services over time to enhance revenue streams
- Careful management of operational expenses and maintenance costs

Junior beach volleyball travel club (tentative pricing)

Club membership fees:
- $300 per month per player for seasonal (9 month) membership
- Discounts available for multiplayer family memberships

Outside Team training fees:
- $100 - $150 per player for 2-3 weekly practice sessions
- $150 - $250 per player for 3-4 weekly practice sessions

Tournament entry fees:
- $150 - $300 per team for in-state/regional tournaments
- $300 - $500 per team for national/travel tournaments

Travel expenses:
- $100 - $250 per player for tournament transportation
- $75 - $150 per player for tournament hotel accommodations

Private coaching and instruction:
- Included in club membership fees
- Additional private/small group lessons available for $50 - $100/hour

Merchandise and equipment:
- $50 - $100 for required club uniform package
- $20 - $50 for optional spirit wear and accessories

Key factors in pricing:
- Costs of facility rentals, coaching staff, equipment, and tournament fees
- Desired level of club exclusivity and quality of training/competition
- Competitive benchmarking with other elite junior beach volleyball clubs
- Ability to offer financial aid/scholarship opportunities
- Anticipated travel schedule and expenses for national-level competition

The pricing needs to balance covering the club's operational costs with making the program accessible for players and families. Offering multiplayer discounts, payment plans, and financial assistance can help make the club more affordable. Ongoing review of pricing, cost structures, and market dynamics will be important to ensure that the club remains competitive and sustainable over time.

Adult leagues (tentative pricing members receive 10% discount)

Sandy PickleBall Leagues
- 8-week season with matches 2 times per week
- Doubles teams of 2 players
- Divisions for competitive and recreational play
- Includes court rental, umpire fees, and league administration

Pricing:
- Team registration: $200 per team/Individual player: $125 per player

Beach Volleyball Leagues
- 8-week season with games 2 times per week
- Teams of 4-6 players
- Divisions for competitive, recreational, and co-ed play
- Includes court rental, referee fees, and league administration

Pricing:
- Team registration: $400 per team/ Individual player: $125 per player

Beach soccer leagues
- 8-week season with games 1 time per week
- Teams of 6-8 players
- Divisions for competitive and recreational play
- Includes field rental, referee fees, and league administration

Pricing:
- Team registration: $550 per team/ Individual player: $125per player

Beach flag football leagues
- 8-week season with games 1 time per week, with playoffs potentially adding 1-4 weeks to the season. - Teams of 7-9 players
- Divisions for competitive and recreational play
- Includes field rental, referee fees, flags/equipment costs and league administration
Pricing:
- Team registration: $650 per team/ Individual player: $125 per player

Beach tennis leagues
- 8-week season with matches 1-2 times per week
- Doubles teams of 2 players
- Divisions for competitive and recreational play
- Includes court rental, umpire fees, and league administration
Pricing:
- Team registration: $200 per team/Individual player: $125 per player

Footvolley leagues
Competitive division
- 8-week season with matches 2 times per week
- Teams of 2 players
- Divisions for men's, women's, and co-ed play
- Includes court rental, referee fees, and league administration
Pricing:
- Team registration: $200 per team/Individual player: $125 per player

Round Robin Pass - Renewable throughout the year
- Teams of 2-4 players
- Co-ed play approved
- Includes court rental, referee fees, and league administration
Pricing:
- 10 Visits @: $150 per Individual player:

Key features:
- Professionally organized and officiated leagues
- Flexible scheduling to accommodate different skill levels and preferences
- End-of-season playoffs and championship tournaments
- Customized team uniforms and awards for division champions
- Opportunities for sponsorships and branding

By offering these adult league programs, we aim to foster a vibrant beach sports community in Dania Beach and provide a premier destination for organized recreational activities. The league packages are priced competitively to encourage participation while also generating revenue to support the facility's operations.

<u>Adult beach sports camp packages (tentative pricing members receive 10% discount)</u>

1-week camp
- 5 days of instruction and gameplay (Monday - Friday)
- 2 hours per day of beach sport activities
- Choice of beach volleyball, or sand pickleball, beach foot volley, and beach tennis

- Includes court/field rentals, equipment, and coaching
- Lunch and refreshments provided
- Welcome reception and end-of-camp celebration
-Option to add accommodation package at nearby resort
- $450 per person

Pro Package camp
- 5 days of comprehensive beach sports training (Monday - Friday)
- 4 hours per day of instruction, drills, and gameplay
- Choice of beach volleyball, or sand pickleball, beach foot volley, and beach tennis
- Includes court/field rentals, equipment, coaching, and sports therapy
- Welcome reception, daily social/networking events, and end-of-camp celebration
- Option to add accommodation package at nearby resort
- $800 per person

Key features:
- Designed for adult beach sports enthusiasts of all skill levels
- Hands-on instruction from experienced coaches and trainers
- Opportunity to cross-train in multiple beach sports
- Inclusive of all necessary equipment and facilities
- Social events for networking and community building
- Customized packages available for corporate groups and team retreats

These adult beach sports camp packages are intended to attract both local residents and visitors to Dania Beach, offering a comprehensive and immersive beach sports experience. The pricing is structured to provide value for participants while generating attractive revenue for the facility.

These adult beach sports camp packages are intended to attract both local residents and visitors to Dania Beach, offering a comprehensive and immersive beach sports experience. The pricing is structured to provide value for participants while generating attractive revenue for the facility.

Sponsorship packages
(While working within proper protocols of the City Code)
These sponsorship packages offer businesses and organizations a range of opportunities to align their brands with the premier beach sports facility in Dania Beach. The packages are designed to deliver valuable brand exposure, exclusive access, and unique experiences for sponsors and their clients/employees.

Title Sponsorship - $100,000 per year
- Naming rights to the entire facility (e.g. "The [Sponsor] Beach Sports Complex")
- Prominent branding on all facility signage, marketing materials, and digital assets
- Exclusive presenting sponsor of all major tournaments and events
- Option to host 2 exclusive member/client events per year
- 20 individual/family memberships
- VIP access and hospitality benefits for all facility events

Court/Field Sponsorship - $25,000 per year (per court/field)
- Exclusive branding and naming rights to a specific court or field
- Prominent signage and branding on the sponsored court/field
- Inclusion in all court/field rental marketing and bookings
- 10 individual/family memberships
- Opportunity to host 1 member/client event per year

Fitness Sponsorship - $15,000 per year
- Exclusive branding and naming rights to the fitness area
- Prominent branding in fitness class schedules and marketing
- Opportunity to offer fitness-related product samples and demos
- 5 individual/family memberships
- Opportunity to host 1 member/client fitness event per year

Retail Sponsorship - $10,000 per year
- Exclusive branding and naming rights to the on-site retail shop
- Prominent branding on all retail merchandise and point-of-sale
- Opportunity to sell branded merchandise and apparel in the retail shop
- 3 individual/family memberships
- Opportunity to host 1 member/client event per year

Community Sponsorship - $5,000 per year
- Branding on facility-wide signage and marketing materials
- Inclusion in all community events and programming
- 2 individual/family memberships
- Opportunity to host 1 member/client event per year

Conclusion

In conclusion, the partnership between RCBSA and Dania Beach for the development of "The Pit" at Frost Park represents a significant opportunity for both parties and the community at large. By aligning resources, expertise, and vision, this venture aims to create a premier beach sports destination that enhances the city's recreational offerings while stimulating economic growth.

The proposed partnership model, with RCBSA being responsible for additional operational costs above the city's contributing 50% of the start-up costs and the city providing essential support and resources, demonstrates a commitment to shared success and sustainable development. The revenue-sharing arrangement, coupled with resident benefits and community engagement initiatives, ensures that the project not only generates financial returns but also fosters inclusivity and accessibility.

Furthermore, the strategic location of Frost Park, coupled with the comprehensive marketing strategy outlined in this proposal, positions "The Pit" to attract both local enthusiasts and visitors, bolstering tourism and enhancing the city's reputation as a vibrant destination for sports and leisure activities.

As we embark on this journey, we are confident in the strength of our business concept, the dedication of our team, and the support of our community partners. Together, we have the opportunity to create something truly exceptional—a world-class beach sports facility that not only serves as a source of pride for Dania Beach but also enriches the lives of all who engage with it.

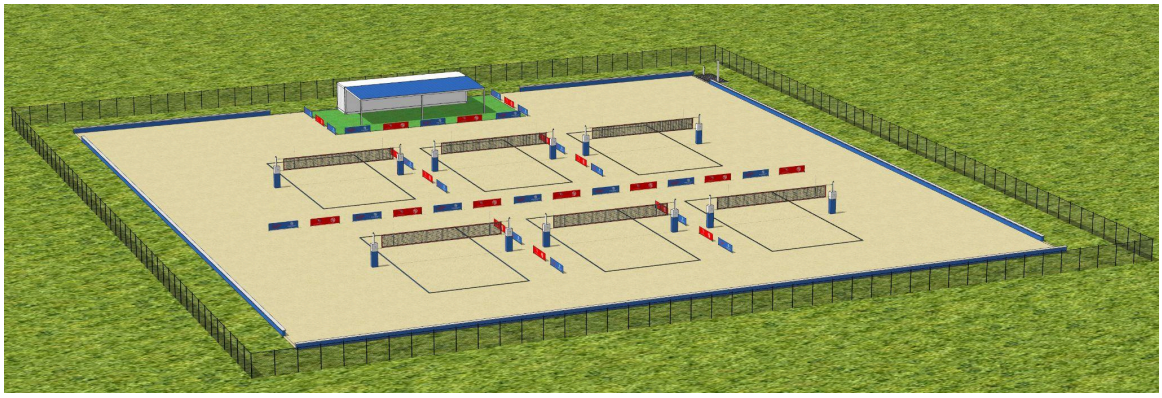
We invite you to join us in making this vision a reality. Together, we can build more than just a beach sports facility; we can build a legacy—a place where memories are made, friendships are forged, and dreams are realized.

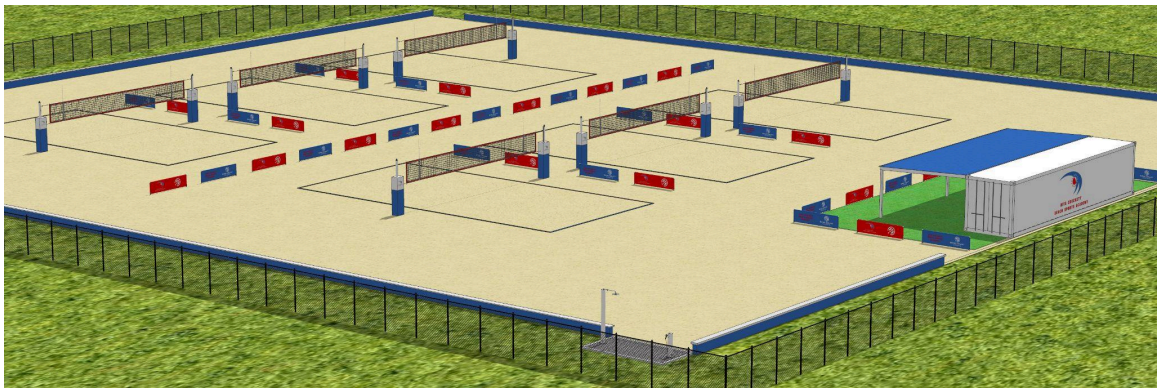
Thank you for considering our proposal and for the opportunity to contribute to the vibrancy and vitality of Dania Beach.

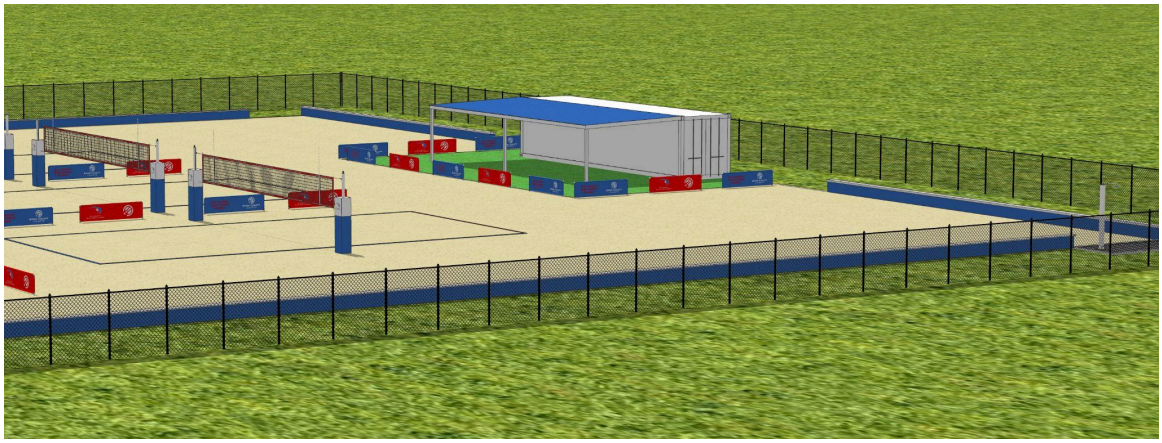
Appendix

NE 2nd St
NE 2nd St
NE 2nd St
NE 2nd Ave
NE 2nd Ave
NE 2nd Ct
NE 2nd Ct
NE 2nd Ct
Frenton Blvd
Frenton Blvd
Baseball Field
Frost Park
NE 1st St
NE 1st St
NE 1st St

RITA CROCKETT BEACH SPORTS ACADEMY
SAND COURT
EXPERTS







Estimate- #564 Crockett Academy

Sand Court Experts

35816 Pinegate Trail
Eustis, FL 32736
352-267-1670

February 20, 2024

BILL TO

Rita Crockett

FOR

6 Courts= 205' x 160'

DESCRIPTION	AMOUNT
Sand	$162,500.00
6 - Custom- Net, lines, pole pad, antennas	$9,900.00
General: Labor , Heavy equipment, sleeves, fabric, dumpster	$51,000.00
Decorative wall Concrete footer	$76,650.00
6 Monson system	$12,000.00
Grade and level Estimate Need site visit	$10,000.00
Drainage - rock , hydraway, dig channels	$24,000.00
Shower/Rinse station	$12,500.00
Chain link FenCe	$34,500.00
*Does not include removal of soil off property	
Notes: Balance site, Stabalized entrance not needed. Utilize Field Measurements. SCE to rough grade loose soil outside court perimter up to 10'	
55% Deposit to start project	
SUBTOTAL	$393,050.00
TAX RATE	0.00%
Shipping	$3,500.00
Balance DUE TOTAL	$396,550.00

Chain link fence: REMOVED

Make all checks payable to Sand Court Experts. If you have any questions concerning this invoice, contact Robert Hendrick , 352-267-1670, Mark@SandCourtExperts.com

THANK YOU FOR YOUR BUSINESS!

3 year budget	CURRENT TAX YEAR	ANTICIPATED SUCCEEDING TAX YEARS	
	From: 01/24/2025 To: 12/31/2025	From: 01/24/2026 To: 12/31/2026	From: 01/24/2027 To: 12/31/2027
Revenue			
1. Gifts, grants, and contributions received			
2. Revenue	378,650	531,690	674,220
3. Other Income	30,000	36,000	42,000
4. Net unrelated business income			
5. Value of services or facilities furnished by government unit without charge (not including the value of services generally furnished to the public without charge			
6. Taxes levied for RCBSA benefit			
7. Any revenue not otherwise listed above or in lines 9 through 12 below (provide an itemized list below)			
8. Total of lines 1 through 7	408,650	567,690	716,220
9. Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to RCBSA exempt purposes)	3,000	3,600	4,200
10. Total of lines 8 and 9	411,650	571,290	720,420
11. Net gain or loss on sale of capital assets (provide an itemized list)			
12. Unusual grants (provide an itemized list below)			
13. Total Revenue (add lines 10 through 12	411,650	571,290	720,420
Expenses			
14. Fundraising expenses	5,000	5,000	5,000
15. Contributions, gifts, grants, and similar amounts paid out (provide an itemized list below)			
16. Disbursements to or for the benefit of members (provide an itemized list below)			
17. Compensation for GM	103,512	106,617	109,816
18. Other salaries and wages	74,320	83,780	86,294
19. Contractual revenue sharing to City of Dania		123,495	171,387
20. Occupancy (rent, utilities, etc.)			
21. Depreciation and depletion			
22. Professional fees, CPA, Payroll, Security, Medical staff,	6,120	6,304	6,493
23. Itemized financial data (phone internet, general office supplies, program services, workshop space, insurance, miscellaneous	6,000	6,500	7,000
24. Any expenses not otherwise classified, such as program services, replacement equipment, replacement sand		8,000	9,000
25. Total Expenses (add lines 14 through 23)	194,952	339,696	394,989
Net Operating Income	216,698	231,594	325,431

Budget 1st year	Total 1st year	Total 2nd year	Total 3rd year
Revenue			
1. Gifts, grants, and contributions received			
2. A Membership fees received			
Membership monthly	130	190	250
Cost per person for monthly membership			
Total Monthly Membership	$36,000	$78,000	$120,150
Membership yearly	70	90	97
Cost per person yearly membership			
Total Yearly Membership	$26,600	$34,200	$37,830
Membership yearly family	45	67	78
Cost per person yearly membership			
Total Yearly Membership family	$18,900	$28,140	$33,540
TOTAL All Memberships	$81,500	$140,340	$191,520
2.B Leagues			
Sand Pickleball, Beach Tennis, Beach Footvolley (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 2			
Cost per team			
Total teams	$16,800	$21,600	$26,400
Beach Volleyball (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 4 to 6			
Cost per team			
Total teams	$16,000	$22,400	$29,400
Beach Soccer (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 6 to 8			
Cost per team			
Total teams	$5,500	$7,700	$9,600
Beach Flag Football (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 7 to 9			
Cost per team			

Total teams	$6,500	$11,700	$13,600
TOTAL All Leagues	$44,800	$63,400	$79,000
2.C Camps			
All Beach Sports (5 days at 2 hours a day)			
Individual player			
Cost per player			
Total	$31,500	$38,700	$45,900
Pro Package All Beach Sports (5 days at 4 hours a day)			
Individual player			
Cost per player			
Total	$32,000	$32,000	$32,000
TOTAL Camps	$63,500	$70,700	$77,900
2. D Round Robin Pass (1day a week)			
Individual player			
Round Robin 10 visits (Beach V, Beach T, Sand Pickleball)			
Total Round Robin	$27,750	$45,750	$63,900
2. F Junior Beach Volleyball Travel Club			
Individual player (4 age groups)			
Cost per player (9 month season, 3 times a week)			
Total	$129,600	$172,800	$216,000
Total 2. Revenue	$378,650	$531,690	$674,220
3. Other Income **(Tournaments and Events)**	$30,000	$36,000	$42,000
4. Net unrelated business income			
5. Value of services or facilities furnished by government			
6. Taxes levied for RCBSA benefit			
7. Any revenue not otherwise listed above or in lines 9			
8. Total of lines 1 through 7	$408,650	$567,690	$716,220
9. Gross receipts from admissions, merchandise sold or	3000	3600	4200
10. Total of lines 8 and 9	$ 411,650	$ 571,290	$ 720,420
11. Net gain or loss on sale of capital assets (provide an			
12. Unusual grants (provide an itemized list below)			
13. Total Revenue (add lines 10 through 12	$ 411,650	$ 571,290	$ 720,420

Budget 1st year	1st month	2nd month	3rd month	4th month	5th month	6th month	7th month	8th month	9th month	10th month	11th month	12th month	Total 1st year	13th month	14th month	15th month	16th month	17th month	18th month	19th month	20th month	21st month	22nd month	23rd month
Revenue																								
1. Gifts, grants, and contributions received																								
2. A Membership fees received																								
Membership monthly	20	30	40	50	60	70	80	90	100	110	120	130	130	135	140	145	150	155	160	165	170	175	180	185
Cost per person for monthly membership	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00		$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
Total Monthly Membership	$800	$1,200	$1,600	$2,000	$2,400	$2,800	$3,200	$3,600	$4,000	$4,400	$4,800	$5,200	$36,000	$5,400	$5,600	$5,800	$6,000	$6,200	$6,400	$6,600	$6,800	$7,000	$7,200	$7,400
Membership yearly	15	5	5	5	5	5	5	5	5	5	5	5	70	7	7	7	7	7	7	8	8	8	8	8
Cost per person yearly membership	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00		$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00
Total Yearly Membership	$5,700	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$26,600	$2,660	$2,660	$2,660	$2,660	$2,660	$2,660	$3,040	$3,040	$3,040	$3,040	$3,040
Membership yearly family	5	2	2	3	3	3	4	4	4	5	5	5	45	5	5	5	5	5	5	6	6	6	6	6
Cost per person yearly membership	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00		$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00
Total Yearly Membership family	$2,100	$840	$840	$1,260	$1,260	$1,260	$1,680	$1,680	$1,680	$2,100	$2,100	$2,100	$18,900	$2,100	$2,100	$2,100	$2,100	$2,100	$2,520	$2,520	$2,520	$2,520	$2,520	$2,520
TOTAL All Memberships	$8,600	$3,940	$4,340	$5,160	$5,560	$5,960	$6,780	$7,180	$7,580	$8,400	$8,800	$9,200	$81,500	$10,160	$10,360	$10,560	$10,760	$10,960	$11,580	$12,160	$12,360	$12,560	$12,760	$12,960
2.B Leagues																								
Sand Pickleball, Beach Tennis, Beach Footvolley (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 2			36						48							48						60		
Cost per team	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200		$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200
Total teams	$0	$0	$7,200	$0	$0	$0	$0	$0	$9,600	$0	$0	$0	$16,800	$0	$0	$9,600	$0	$0	$0	$0	$0	$12,000	$0	$0
Beach Volleyball (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 6 to 6	16						24							24						32				
Cost per team	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400		$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400
Total teams	$6,400	$0	$0	$0	$0	$0	$9,600	$0	$0	$0	$0	$0	$16,000	$9,600	$0	$0	$0	$0	$0	$12,800	$0	$0	$0	$0
Beach Soccer (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 6 to 8		4						6							6						8			
Cost per team	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550		$550	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550
Total teams	$0	$2,200	$0	$0	$0	$0	$0	$3,300	$0	$0	$0	$0	$5,500	$0	$3,300	$0	$0	$0	$0	$0	$4,400	$0	$0	$0
Beach Flag Football (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 7 to 9			4					6								8					10			
Cost per team	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650		$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650
Total teams	$0	$0	$2,600	$0	$0	$0	$0	$3,900	$0	$0	$0	$0	$6,500	$0	$0	$5,200	$0	$0	$0	$0	$6,500	$0	$0	$0
TOTAL All Leagues	$6,400	$2,200	$9,800	$0	$0	$0	$9,600	$7,200	$9,600	$0	$0	$0	$44,800	$9,600	$3,300	$14,800	$0	$0	$0	$12,800	$10,900	$12,000	$0	$0
2.C Camps																								
All Beach Sports (5 days at 2 hours a day)																								
Individual player			16				24					30				24				32				
Cost per player	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450		$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450
Total	$0	$0	$7,200	$0	$0	$0	$10,800	$0	$0	$0	$0	$13,500	$31,500	$0	$0	$10,800	$0	$0	$0	$14,400	$0	$0	$0	$0
Pro Package All Beach Sports (5 days at 4 hours a day)																								
Individual player			12				16					12				12				16				
Cost per player	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800		$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800
Total	$0	$0	$9,600	$0	$0	$0	$12,800	$0	$0	$0	$0	$9,600	$32,000	$0	$0	$9,600	$0	$0	$0	$12,800	$0	$0	$0	$0
TOTAL Camps	$0	$0	$16,800	$0	$0	$0	$23,600	$0	$0	$0	$0	$23,100	$63,500	$0	$0	$20,400	$0	$0	$0	$27,200	$0	$0	$0	$0
2. D Round Robin Pass (1day a week)																								
Individual player	10	11	12	13	14	15	16	17	18	19	20	20		20	21	22	23	24	25	26	27	28	29	30
Round Robin 10 visits (Beach V, Beach T, Sand Pickleball)	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150		$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150
Total Round Robin	$1,500	$1,650	$1,800	$1,950	$2,100	$2,250	$2,400	$2,550	$2,700	$2,850	$3,000	$3,000	$27,750	$3,000	$3,150	$3,300	$3,450	$3,600	$3,750	$3,900	$4,050	$4,200	$4,350	$4,500
2. F Junior Beach Volleyball Travel Club																								
Individual player (4 age groups)				48	48	48	48	48	48	48	48	48					64	64	64	64	64	64	64	64
Cost per player (9 month season, 3 times a week)				$300	$300	$300	$300	$300	$300	$300	$300	$300					$300	$300	$300	$300	$300	$300	$300	$300
Total	$0	$0	$0	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$129,600	$0	$0	$0	$19,200	$19,200	$19,200	$19,200	$19,200	$19,200	$19,200	$19,200
Total 2. Revenue	$16,500	$7,790	$39,940	$21,510	$22,060	$22,610	$67,580	$31,330	$34,280	$25,650	$26,200	$63,200	$378,650	$22,760	$16,810	$59,860	$33,410	$33,760	$34,530	$89,660	$46,510	$47,960	$36,310	$36,660
3. Other Income **(Tournaments and Events)**	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$30,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000
4. Net unrelated business income																								
5. Value of services or facilities furnished by government																								
6. Taxes levied for RCBSA benefit																								
7. Any revenue not otherwise listed above or in lines 9																								
8. Total of lines 1 through 7	$19,000	$10,290	$42,440	$24,010	$24,560	$25,110	$70,080	$33,830	$36,780	$28,150	$28,700	$65,700	$408,650	$25,760	$19,810	$62,860	$36,410	$36,760	$37,530	$92,660	$49,510	$50,960	$39,310	$39,660
9. Gross receipts from admissions, merchandise sold or	250	250	250	250	250	250	250	250	250	250	250	250	3000	300	300	300	300	300	300	300	300	300	300	300
10. Total of lines 8 and 9	$ 19,250	$ 10,540	$ 42,690	$ 24,260	$ 24,810	$ 25,360	$ 70,330	$ 34,080	$ 37,030	$ 28,400	$ 28,950	$ 65,950	$ 411,650	$ 26,060	$ 20,110	$ 63,160	$ 36,710	$ 37,060	$ 37,830	$ 92,960	$ 49,810	$ 51,260	$ 39,610	$ 39,960
11. Net gain or loss on sale of capital assets (provide an																								
12. Unusual grants (provide an itemized list below)																								
13. Total Revenue (add lines 10 through 12	$ 19,250	$ 10,540	$ 42,690	$ 24,260	$ 24,810	$ 25,360	$ 70,330	$ 34,080	$ 37,030	$ 28,400	$ 28,950	$ 65,950	$ 411,650	$ 26,060	$ 20,110	$ 63,160	$ 36,710	$ 37,060	$ 37,830	$ 92,960	$ 49,810	$ 51,260	$ 39,610	$ 39,960
Expenses																								
14. Fundraising expenses																								
15. Contributions, gifts, grants, and similar amounts paid																								
16. Disbursements to or for the benefit of members																								
17. Compensation for officers, directors, and trustees																								
18. Other salaries and wages																								
19. Interest expense																								
20. Occupancy (rent, utilities, etc.)																								
21. Depreciation and depletion																								
22. Professional fees																								
23. Any expenses not otherwise classified, such as program																								
24. Total Expenses (add lines 14 through 23)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25. Itemized financial data (phone internet, general office																								

24th month	Total 2nd year	25th	26th	27th	28th	29th	30th	31st	32nd	33rd	34th	35th	36th	Total 3rd year
190	190	195	200	205	210	215	220	225	230	235	240	245	250	250
$ 40.00		$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	
$7,600	$78,000	$8,775	$9,000	$9,225	$9,450	$9,675	$9,900	$10,125	$10,350	$10,575	$10,800	$11,025	$11,250	$120,150
8	90	8	8	8	8	8	8	9	8	8	8	8	8	97
$ 380.00		$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	
$3,040	$34,200	$3,120	$3,120	$3,120	$3,120	$3,120	$3,120	$3,510	$3,120	$3,120	$3,120	$3,120	$3,120	$37,830
6	67	6	6	6	6	6	6	7	7	7	7	7	7	78
$ 420.00		$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	
$2,520	$28,140	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$3,010	$3,010	$3,010	$3,010	$3,010	$3,010	$33,540
$13,160	$140,340	$14,475	$14,700	$14,925	$15,150	$15,375	$15,600	$16,645	$16,480	$16,705	$16,930	$17,155	$17,380	$191,520
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				60						60				
$200		$220	$220	$220	$220	$220	$220	$220	$220	$220	$220	$220	$220	
$0	$21,600	$0	$0	$13,200	$0	$0	$0	$0	$0	$13,200	$0	$0	$0	$26,400
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		32						38						
$400		$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	
$0	$22,400	$13,440	$0	$0	$0	$0	$0	$15,960	$0	$0	$0	$0	$0	$29,400
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
			8						8					
$550		$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	
$0	$7,700	$0	$4,800	$0	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$9,600
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				10					10					
$650		$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	
$0	$11,700	$0	$0	$6,800	$0	$0	$0	$0	$6,800	$0	$0	$0	$0	$13,600
$0	$63,400	$13,440	$4,800	$20,000	$0	$0	$0	$15,960	$11,600	$13,200	$0	$0	$0	$79,000
30				32				38					32	
$450		$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	
$13,500	$38,700	$0	$0	$14,400	$0	$0	$0	$17,100	$0	$0	$0	$0	$14,400	$45,900
12				12				16					12	
$800		$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	
$9,600	$32,000	$0	$0	$9,600	$0	$0	$0	$12,800	$0	$0	$0	$0	$9,600	$32,000
$23,100	$70,700	$0	$0	$24,000	$0	$0	$0	$29,900	$0	$0	$0	$0	$24,000	$77,900
30		30	31	32	33	34	35	36	37	38	39	40	41	
$150		$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	
$4,500	$45,750	$4,500	$4,650	$4,800	$4,950	$5,100	$5,250	$5,400	$5,550	$5,700	$5,850	$6,000	$6,150	$63,900
64					80	80	80	80	80	80	80	80	80	
$300					$300	$300	$300	$300	$300	$300	$300	$300	$300	
$19,200	$172,800	$0	$0	$0	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$216,000
$73,460	$531,690	$32,415	$24,150	$78,125	$44,100	$44,475	$44,850	$109,005	$57,630	$59,605	$46,780	$47,155	$85,930	$674,220
$3,000	$36,000	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$42,000
$76,460	$567,690	$35,915	$27,650	$81,625	$47,600	$47,975	$48,350	$112,505	$61,130	$63,105	$50,280	$50,655	$89,430	$716,220
300	3600	350	350	350	350	350	350	350	350	350	350	350	350	4200
$ 76,760	$ 571,290	$ 36,265	$ 28,000	$ 81,975	$ 47,950	$ 48,325	$ 48,700	$ 112,855	$ 61,480	$ 63,455	$ 50,630	$ 51,005	$ 89,780	$ 720,420
$ 76,760	$ 571,290	$ 36,265	$ 28,000	$ 81,975	$ 47,950	$ 48,325	$ 48,700	$ 112,855	$ 61,480	$ 63,455	$ 50,630	$ 51,005	$ 89,780	$ 720,420
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Salaries & Fees												
	Start	Stop	Hours of	# of shifts to fill	Total hours	Hourly Rate	Current pay	Annualized	Est. Benefits	Total	Increase	Increase year
GM - FT			8	5	40		$ 1,731	$ 90,012	$ 13,500	$ 103,512	$ 106,617	$ 109,816
												$ -
Sportsdirector PT			5	4	20	$ 25	$ 500	$ 26,000		$ 26,000	$ 26,780	$ 27,583
Asst. Sportsdirector PT			5	3	15	$ 20	$ 300	$ 15,600		$ 15,600	$ 16,068	$ 16,550
Support staff			4	2	8	$ 16	$ 128	$ 1,280		$ 1,280	$ 1,318	$ 1,358
Support staff			4	2	8	$ 16	$ 128	$ 1,280		$ 1,280	$ 1,318	$ 1,358
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020		$ 7,020	$ 7,231	$ 7,448
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020		$ 7,020	$ 7,231	$ 7,448
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020		$ 7,020	$ 7,231	$ 7,448
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020			$ 7,231	$ 7,448
Dir. Bus. Development and			5	1	5	$ 35	$ 175	$ 9,100		$ 9,100	$ 9,373	$ 9,654
Total PT staff			Total Hours		118		$ 3,327	$ 155,232		$ 74,320	$ 83,780	$ 86,294
			FTE		2.95							
Total Labor										$ 177,832	$ 190,398	$ 196,109
Contracted Fees												
Security Tournaments &			8	6	48	$ 35	$ 1,680	$ 1,680		$ 1,680	$ 1,730	$ 1,782
Trainer			8	6	48	$ 25	$ 1,200	$ 1,200		$ 1,200	$ 1,236	$ 1,273
Payroll company							$ 150	$ 1,800		$ 1,800	$ 1,854	$ 1,910
CPA							$ 120	$ 1,440		$ 1,440	$ 1,483	$ 1,528
Total								$ 6,120.00		$ 6,120	$ 6,304	$ 6,493

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

RITA CROCKETT BEACH SPORTS ACADEMY INC
2925 HIDDEN HARBOUR ST
FORT LAUDERDALE, FL 33312

Date:
05/02/2024
Employer ID number:
99-1759972
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
January 24, 2024
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053515006174

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: July 9, 2024

To: Mayor A. J. Ryan IV
Vice Mayor Lori Lewellen
Commissioner Joyce L. Davis
Commissioner Tamara James
Commissioner Marco A. Salvino, Sr.

From: Ana M. Garcia, ICMA-CM, City Manager

Subject: Manager's Report

We are extremely excited to report that after several postponed meetings with the County, the Broward County Historic Board approved our project for the Nyberg Swanson House! We will be in full renovation mode by the end of this month and the team is working fervently to expedite the project to ensure a ribbon cutting this November/ December. Outstanding perseverance by our Public Services Team leading the way on this endeavor.

We have achieved a new record this summer for participation in our summer camps! A total of 411 campers are registered in our Parks Camp, Teen Camp, and our Junior Lifeguard Camp! Kudos to our amazing Parks and Recreation Team.

Phase 2 of the Griffin Road Landscaping and Beautification Project is moving forward, and we expect completion and a ribbon cutting this spring. With phase 1 completed last year, this project will officially be the largest project of its kind in our City, a priority of our CIP as per the guidance and direction of our City Commission's adopted Strategic Master Plan.

As we enhance our customer experience and house our growing team serving our community, we expect to have our Community Development offices/ team moved out into the trailers behind City Hall before the end of the month in order to begin our construction project. Thank you to our IT Team and our Community Development leaders working closely with our Deputy City Manager on this project.

On Monday, July the 1st, we hosted a very important/ productive meeting with the senior Dania Pointe executive team. Our City Attorney, Deputy City Manager, Captain Tarala, our lead Sergeant on Dania Pointe operations and our newly acquired Sergeant (whose expertise is vast on all things pertaining to specialized security details) joined me to discuss the new plan to raise the bar on the security/ law enforcement detail on the weekends at Dania Pointe. I am very happy to report that every suggestion my team made they accepted and their willingness to support every aspect of this operation, particularly from a monetary perspective, shows a mutual commitment to the gem that is Dania Pointe to all of us. As an example, they will be paying overtime for 10 additional BSO officers on weekends, and they will also ramp up their security details as well. Captain Tarala will go into greater detail in his report. I sent this email on Sunday and within 2 hours, a dozen individuals, 6 from Dania Pointe and 6 from our Team, immediately responded to my request and made themselves available to meet. Outstanding responsiveness from all involved.

The draft design for our EOC building will be coming to the Commission at our August meeting so we may present what we believe to be a truly remarkable project, a 1st for Dania Beach. The design of this project is fully funded via a federal grant awarded to Dania Beach in 2023.

The new Lucky Fish, Tiki Bar and Restaurant, has passed all the foundation and structural column inspections. Vertical construction is moving very quickly as they begin to obtain the electrical and plumbing connections at the slab. They have also recently received their fire alarm and fire suppression permits and we anticipate construction being complete by the end of the year (earliest) or beginning of the new year (latest). With the additional 100 spaces we have secured via our partnership with FAU, we look forward to a discussion with both Lucky Fish and Quarterdeck regarding some very exciting opportunities such as valet parking and other possible initiatives.

City of Dania Beach
100 West Dania Beach Blvd
Dania Beach, Florida 33004
July 11,2024

Special Magistrate Agenda

Case #	Status	Hearing Type	Property Address	Cited Party	Default Inspector
09-0247	Active	H-ABATEMENT - Abatement Hearing	505 SW 12 AVE	HAROLD A LE DAVIS	Alberto Chavarria
2024-00000014	Active	H-ABATEMENT - Abatement Hearing	224 SW 5 ST	MARINA PRIME TIME LLC	Alberto Chavarria
2024-00000030	Active	H-EXTENSION - Extension Hearing	226 SW 16 ST	WARREN DAVIS	Alberto Chavarria
2024-00000395	Active	H-CONFIRMATION - Confirmation Hearing	758 SW 3 PL	YORK, JOHNNY R	Alberto Chavarria
2024-00000616	Active	H-FIRST HEARING - First Hearing	299 SW 9 ST	ROBERT M YOUNG	Alberto Chavarria
2024-00000681	Active	H-FIRST HEARING - First Hearing	215 SW 12 AVE	CLJ PROPERTY TR JACKSON CASTELLA TRSTEE	Alberto Chavarria
2024-00000688	Active	H-FIRST HEARING - First Hearing	610 SW 2 AVE	BAILEY, DWAYE	Alberto Chavarria
2024-00000725	Active	H-FIRST HEARING - First Hearing	237 SW 9 ST	DAMON RUSSELL	Alberto Chavarria
2024-00000888	Active	H-FIRST HEARING - First Hearing	49 SW 14 ST	LAVI ALPHA INVESTING LLC	Alberto Chavarria
2024-00000957	Active	H-FIRST HEARING - First Hearing	758 SW 3 PL	YORK, JOHNNY R	Alberto Chavarria
2024-00000965	Active	H-FIRST HEARING - First Hearing	311 SW 2 AVE	ANDREW MICHAEL & LAUREN ALEXIS KLEIN	Alberto Chavarria
2024-00000789	Active	H-RECURRING - Recurring Hearing	113 PHIPPEN RD	NATALYA DOMATOV	Anson Westberry
2022-00001532	Active	H-CONFIRMATION - Confirmation Hearing	222 NW 14 WAY	TORRES, ANDREA ELISA TORRES, CHRISTIAN	Christina Caserta
2024-00000079	Active	H-CONFIRMATION - Confirmation Hearing	501 E SHERIDAN ST	WBA PORTFOLIO OWNER FUND IV GALAXY LLC	Christina Caserta
2024-00000138	Active	H-EXTENSION - Extension Hearing	136 SE 2 CT	MARTINEXM ELIZABETH H/E JIMENEZ, JOSUE O MARTINEZ	Christina Caserta
2024-00000171	Active	H-EXTENSION - Extension Hearing	311 SE 3 ST BLDG F	MEADOWBROOK LAKES VIEW CONDO ASSN A INC	Christina Caserta
2024-00000610	Active	H-FIRST HEARING - First Hearing	1025 SE 2 AVE 105	TORJMAN, MAURICE	Christina Caserta

Special Magistrate Agenda

2024-00000628	Active	H-FIRST HEARING - First Hearing	11 SE 2 AVE	DAMSE LLC	Christina Caserta
2024-00000653	Active	H-FIRST HEARING - First Hearing	208 SE 4 TER	YULIA BASOVA & LUIS INFANTE	Christina Caserta
2024-00000908	Active	H-REPEAT HEARING - Repeat Hearing	22 SW 6 AVE	SABA FL PROPERTIES LLC	Christina Caserta
2024-00000939	Active	H-REPEAT HEARING - Repeat Hearing	22 SW 6 AVE	SABA FL PROPERTIES LLC	Christina Caserta
2022-00001469	Active	H-CONFIRMATION - Confirmation Hearing	610 SW 2 AVE	BAILEY, DWAYNE	Michelle Shahryar
2023-00001164	Active	H-EXTENSION - Extension Hearing	250 SW 12 ST	RAMOS, OPHELIA	Michelle Shahryar
2024-00000119	Active	H-EXTENSION - Extension Hearing	2440 STATE RD 84	TROPICAL PARADISE RESORTS LLC	Michelle Shahryar
2024-00000540	Active	H-FIRST HEARING - First Hearing	3065 SW 45 ST	NADER, EDGEWORTH W III NADER, ROXANA	Michelle Shahryar
2024-00000626	Active	H-FIRST HEARING - First Hearing	4717 SW 28 AVE	ABDEL & GHADA ALDICK	Michelle Shahryar
2024-00000687	Active	H-FIRST HEARING - First Hearing	2797 SW 46 ST	R & G DANIA BEACH LLC	Michelle Shahryar
2024-00000709	Active	H-FIRST HEARING - First Hearing	4421 SW 23 AVE	SANDSTROM,ROBERT W H/E & SANDSTROM,DENISE	Michelle Shahryar
2024-00000715	Active	H-FIRST HEARING - First Hearing	2051 GRIFFIN RD	2051 GRIFFIN RD LLC	Michelle Shahryar
2024-00000726	Active	H-FIRST HEARING - First Hearing	2051 GRIFFIN RD	2051 GRIFFIN RD LLC	Michelle Shahryar
2018-00001667	Active	H-ABATEMENT - Abatement Hearing	306 NE 2 CT	DENNIS MURPHY	Ricky Ali
2022-00001373	Active	H-CONFIRMATION - Confirmation Hearing	5860 SW 37 AVE	RUZA, SARAH	Ricky Ali
2023-00001497	Active	H-ABATEMENT - Abatement Hearing	4601 SW 42 AVE	DUBIS LEVY	Ricky Ali
2024-00000247	Active	H-EXTENSION - Extension Hearing	5999 SW 37 AVE	SAM HOLDINGS 2000 LLC	Ricky Ali
2024-00000261	Active	H-EXTENSION - Extension Hearing	5813 SW 40 AVE	MZ & M ENTERPRISES LLC	Ricky Ali

Special Magistrate Agenda

2024-00000572	Active	H-FIRST HEARING - First Hearing	4770-4771 SW 43 AVE	SANDS REAL ESTATE LLC	Ricky Ali
2024-00000605	Active	H-FIRST HEARING - First Hearing	5511 WOODLAND LN	L'CHAIM FARM LLC	Ricky Ali
2024-00000611	Active	H-FIRST HEARING - First Hearing	5950 SW 40 AVE	PALM TOWERS EMERALD LLC	Ricky Ali
2024-00000899	Active	H-FIRST HEARING - First Hearing	17 SW 8 AVE	LUMAX USA LLC	Ricky Ali
2021-00001500	Active	H-CONFIRMATION - Confirmation Hearing	228 NW 13 CT	UPPAL, POMPEE	Windy Damis
2024-00000088	Active	H-EXTENSION - Extension Hearing	2925 HARBOR LN	THERIAULT, GUY	Windy Damis
2024-00000296	Active	H-EXTENSION - Extension Hearing	4991 SW 29 WAY	SAM HOLDINGS 2023 LLC	Windy Damis
2024-00000355	Active	H-EXTENSION - Extension Hearing	5041 SW 29 WAY	SPINO, ADELA MARINELA & SPINO, ZACK EDWARD	Windy Damis
2024-00000439	Active	H-FIRST HEARING - First Hearing	1975 STIRLING RD	STIRLING CENTER PROPERTIES LLC	Windy Damis
2024-00000645	Active	H-FIRST HEARING - First Hearing	5417 SW 24 AVE	DREZNER, BOAZ	Windy Damis
2024-00000662	Active	H-FIRST HEARING - First Hearing	2260 SW 51 CT	SAYOUR,GEORGE E & SUSAN	Windy Damis
2024-00000666	Active	H-FIRST HEARING - First Hearing	5411 SW 24 AVE	5411 REALTY TR & CHAYA TAUBER TRSTEE	Windy Damis
2024-00000673	Active	H-FIRST HEARING - First Hearing	2897 LAKESHORE DR	CALDERON, DARIO ERNESTO CALDERON, DARIO JOSE ETAL	Windy Damis
2024-00000706	Active	H-FIRST HEARING - First Hearing	5000 SW 24 AVE	5000 SW 24 AVE LLC	Windy Damis
2024-00000710	Active	H-FIRST HEARING - First Hearing	2501 SW 58 MNR	TWO POINT PROPERTIES LLC	Windy Damis
2024-00000730	Active	H-FIRST HEARING - First Hearing	2408 SW 54 ST	PADILLA, MARISOL	Windy Damis
2024-00000735	Active	H-FIRST HEARING - First Hearing	5800 PARK RD	MASSIMILLA, ESTHER	Windy Damis
2024-00000806	Active	H-FIRST HEARING - First Hearing	2851 STIRLING RD	STIRLING ALYA LLC	Windy Damis

Special Magistrate Agenda

2024-00000829	Active	H-FIRST HEARING - First Hearing	2406 SW 54 ST	PADILLA, MARISOL	Windy Damis
2024-00000943	Active	H-FIRST HEARING - First Hearing	4900 SW 31 AVE	AG EHC 11 LIEN MULTI STATE 4 LLC ESSENTIAL HOUSING ASSET MGT LLC	Windy Damis

MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, JUNE 25, 2024 – 7:00 P.M.

DRAFT

1. **CALL TO ORDER/ROLL CALL**

Mayor Ryan called the meeting to order at 7:01 p.m.

Present:

Mayor:	A. J. Ryan IV
Vice-Mayor:	Lori Lewellen
Commissioners:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Eve Boutsis
Deputy City Clerk:	Erin McClendon

2. **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

Mayor Ryan called for a moment of silence followed by the Pledge of Allegiance to the United States Flag.

3. **PRESENTATIONS AND SPECIAL EVENT APPROVALS**

3.1 Festival Viva Argentina - Special Event Application - Parks and Recreation

3.2 Request for Approval - Proclamation - Parks and Recreation Month - July 2024 - Sponsored by Commissioner James

There was Commission consensus to approve the special event application and proclamation approval.

3.3 Update on Noise Code Ordinance - Candido Sosa-Cruz, Deputy City Manager

Deputy City Manager Sosa-Cruz provided an update on the Noise Code Ordinance.
He said complaints have increased to 40% during the day and by 20% at nighttime. The during the day to 40% and 20% in the evening. In the last 180 days, the city has received 352 noise

complaints. A copy of the report was provided to each Commission member by email and the city will provide another update in 6 months.

Commissioner James thanked Deputy City Manager Sosa-Cruz for following up and said she would like to set something up with City staff to workshop the small details. Deputy City Manager Sosa-Cruz said he will schedule a meeting with her and the team.

Vice Mayor Lewellen asked if the noise ordinance will be placed in the newest edition of the Pioneer magazine, as she has had a few people who didn't know there was one or that it had changed.

City Manager Garcia responded that she would inquire with the Marketing Team if there is still time. Deputy City Manager Sosa-Cruz said the city has begun their CORE meetings, the Pioneer, social media and through in-person meetings is a great way spread the information.

4. PROCLAMATIONS

4.1 None

5. ADMINISTRATIVE REPORTS

5.1 City Manager

City Manager Garcia presented her managers report and touched on the following topics:

- Storm event of June 12, 2024, involving 35 rescues with the new high-water vehicles
- Agreement from FDEM for the Southeast Drainage Project
- $1,225,000.00 in grant funding from efforts in Tallahassee
    - SW 34th Terrace Drainage @ $500k
    - Lift Station 11 @ $275k
    - Drainage Outfall Valve Retrofit @ $250k
    - FRDAP Chester Byrd Park Improvements @ $200k

Deputy Director of Public Services, Dincer Ozaydin spoke about the flood issues. He said there was support from all departments and that with a group of people who will work together, his job is easy.

- SW 52nd Project
- 34th Terrace Project
- 1-million-dollar storm drainage master plan
- Sand bag distribution
- CORE meeting at Meadowbrook.
- EOC building is now in design mode
- 3 Sons Brewing Co. to blend a special beer in honor of the city's 120th Anniversary to be unveiled at Oktoberfest. They are seeking approval to use the city logo on the bottle. **Commission consensus was received to allow the use of the logo.**
- Budget award for 4th consecutive year.

DRAFT

5.2 City Attorney

City Attorney Boutsis updated the Commission on newly enacted laws effective July 1, 2024.

5.3 City Clerk - Reminders

Deputy City Clerk McClendon reminded the Commission of the following upcoming meetings:

- July 9, 2024 CRA Board Meeting - 5:00 p.m.
- July 9, 2024 City Commission Meeting - 7:00 p.m.
- August 27, 2024 CRA Board Meeting - 5:00 p.m.
- August 27, 2024 City Commission Meeting - 7:00 p.m.

6. **PUBLIC SAFETY REPORTS**

Captain Tarala reported that there were 35-40 high-water vehicle rescues. He thanked the Commission for putting public safety as number one. He reported on recent criminal activity within the city to include a Shooting at 2180 SW 51st Place, a BAT team arrest of suspects burglarizing DUNKIN, and an incident at Motel 6 of a subject running a drug distribution center from the hotel room. He reported on another positive reunification story by the Homeless Outreach Team. He said they have identified an issue at Dania Pointe of an influx of juveniles coming in on the weekends. They are working with KIMCO to address the issue for Friday and Saturday nights. He noted a lot of the juveniles are coming from other cities and very few of those causing problems are from Dania Beach. They will be proactive and have a plan in place.

Commissioner Davis thanked City Manager Garcia for the action taken on the recent storms. She said Broward Sheriff's Office and Fire Rescue were there to help and that there is a lot of false information permeating the city, that we are not addressing the issues.

Commissioner James said the truth will outrun a lie. She suggested putting together a video for the SW drainage project to provide visibility to the community. She thanked Deputy Spicer and Deputy Reyes for what they willingly deal with and said it takes a special type of person.

Fire Chief Pellecer reported on partnering with Brother Mack and Lighthouse Community Church for CPR and first aid classes. He spoke about the flooding event and said the communication was seamless. He commented that Deputy Spicer also assisted him with the Rapid Impact Assessment and said the Fire inspectors must do a yearly evaluation of the schools, they completed Olsen Middle School last week and will continue with the remaining schools throughout the summer. He commented that the fire rescue crews are finishing up their BLS and ACLS training and said they will be preparing for the next CAS accreditation.

7. **CITIZENS' COMMENTS**

The following spoke under citizens' comments:

- Joseph Federico – 419 SE 6th Street
- Shawn DeRosa – 408 SE 5th Street
- Diana Cesario – 415 SE 4th Street

DRAFT

Commissioner James advised Ms. Cesario to follow the cities pages and to enroll in Code RED.

8. **CONSENT AGENDA**

Commissioner James made a motion to approve the consent agenda. The motion was seconded by Vice Mayor Lewellen which carried unanimously on voice vote.

8.1 Minutes: May 28, 2024 City Commission Meeting
June 11, 2024 City Commission Meeting

Approved under consent agenda.

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY, THE BROWARD COUNTY SCHOOL BOARD, AND CITY OF DANIA BEACH FOR AN INTERLOCAL AGREEMENT EDUCATIONAL MITIGATION AGREEMENT DUE TO THE APPROVAL OF THE REGIONAL ACTIVITY CENTER (RAC) UNIT EXPANSION UNDER LAND USE PLAN AMENDMENT PCT 22-07, RATIFYING EDUCATIONAL MITIGATION AGREEMENTS RELATED TO PC 03-6 AND PC 09-5; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE (Community Development)

Approved under consent agenda.

8.4 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO WAIVE COMPETITIVE BIDDING FOR BUS STOP SHELTER ADVERTISING, MAINTENANCE AND REPAIR SERVICES UTILIZING FLORIDA STATUTE 337.408 ENTITLED "REGULATION OF BUS STOPS, BENCHES, TRANSIT SHELTERS, STREETLIGHTS POLES, WASTE DISPOSAL RECEPTACLES, AND MODULAR NEWS RACK WITHIN RIGHT-OF-WAY" AND TO ENTER INTO AN AGREEMENT WITH INSITE MARTIN STREET ADS, LLC; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.(Public Services)

Approved under consent agenda.

8.5 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT BETWEEN THE CITY AND WESTREC SMI OPCO

DRAFT

LLC ("WESTREC") EXTENDING PIER CONCESSION MANAGEMENT SERVICES ON A MONTH-TO-MONTH BASIS FOR A MAXIMUM OF NINETY (90) DAYS, UNDER THE EXISTING PRICING, TERMS, AND CONDITIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE (Parks & Recreation)

Approved under consent agenda.

8.6 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING AN APPLICATION TO THE BROWARD METROPOLITAN PLANNING ORGANIZATION AS PART OF THE COMPLETE STREETS AND OTHER LOCALIZED INITIATIVE PROGRAM FOR THE CONSTRUCTION OF SW 1ST AVENUE/NORTHWEST 1ST AVENUE COMPLETE STREETS PROJECT ALONG SOUTHWEST 1ST AVENUE/NORTHWEST 1ST AVENUE FROM NORTHWEST 3RD STREET TO STIRLING ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

Approved under consent agenda.

8.7 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT ("MMOA") WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") FOR THE PURPOSE OF THE CITY TO MAINTAIN THE A1A RIGHT OF WAY FROM US-1/SR-5 TO GULFSTREAM ROAD (SEAVIEW I); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

Approved under consent agenda.

8.8 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A RIGHT-OF-WAY LANDSCAPE MAINTENANCE AGREEMENT ("AGREEMENT") WITH DANIA BEACH RENTALS LLC, ("THE DEVELOPER") FOR THE PURPOSE OF THE DEVELOPER TO MAINTAIN THE A1A RIGHT OF WAY FROM US-1/SR-5 TO GULF STREAM ROAD (SEA VIEW I); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

Approved under consent agenda.

8.9 RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN

DRAFT

AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT FOR THE CONSTRUCTION OF THE SOUTHEAST DRAINAGE RETROFIT PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

Approved under consent agenda.

9. **BIDS AND REQUESTS FOR PROPOSALS**

None.

10. **QUASI-JUDICIAL HEARINGS**

10.1 RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-025-22MOD), SUBMITTED BY FIRST DANIA BEACH LLC, FOR PROPERTY LOCATED AT 46 SW 1ST AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

City Attorney Boutsis read the title of the resolution.

Mayor Ryan opened the floor to public comments, and the following spoke:

- Paula Gadol- 406 SE 3rd St.

Commissioner James made a motion to approve the resolution. The motion was seconded by Vice Mayor Lewellen which carried unanimously on voice vote.

11. **FIRST READING ORDINANCES**

11.1 ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, "LAND DEVELOPMENT REGULATIONS" AT PART 1. ENTITLED "USE REGULATIONS", ARTICLE 105 ENTITLED "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS"; AT SECTION 105-90, ENTITLED "OUTDOOR STORAGE CONTAINERS", PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of the ordinance.

Deputy Director of Community Development Corinne Lajoie introduced the item and gave a PowerPoint presentation.

Mayor Ryan opened the floor to public comments, there being none, public hearing was closed.

DRAFT

Commissioner James made a motion to approve the ordinance on first reading. The motion was seconded by Vice Mayor Lewellen which carried unanimously on voice vote.

11.2 ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 27, "WATER AND SEWER", ARTICLE VI, "STORMWATER UTILITY"; AT SECTION 27-304, ENTITLED "STORMWATER ASSESSMENTS AUTHORIZATION", OF THE CITY CODE OF ORDINANCES TO AUTHORIZE THE CITY TO ADMINISTRATIVELY ALLOW THE CITY TO MODIFY AND EQUITABLY ASSESS STORMWATER UTILITY CHARGES, AFTER REVIEW OF THE ASSESSMENT ROLL, PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

City Attorney Boutsis read the title of the ordinance.

Chief Financial Officer Frank DiPaolo introduced the item.

Commissioner James asked if he was going to come back with the specific changes or are they already set in stone and what is the highest rate a condo/townhome would potentially pay. Chief Financial Officer DiPaolo responded that he does not have the assessment roll in front of him, but the changes that are being recommended are to two specific property types. He provided an explanation on the types and said there will be different rates for different units.

Commissioner James responded that she would trust the team.

Mayor Ryan asked when the last time was that the rates were raised, and Chief Financial Officer DiPaulo responded, in 2009. Mayor Ryan inquired of the increase in rates for the surrounding cities and Chief Financial Officer DiPaolo provided the increases for surrounding cities. Mayor Ryan said he would like the Commission to consider a higher increase to fix this issue for the long term.

Commissioner James made a motion to approve the ordinance on first reading. The motion was seconded by Vice Mayor Lewellen which carried unanimously on voice vote.

12. **SECOND READING ORDINANCES**

12.1 ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 13 ENTITLED "HEALTH AND SANITATION", AT SECTION 13-21 ENTITLED "DEFINITIONS" TO PROVIDE FURTHER CLARITY TO THE DEFINITION OF NUISANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (City Attorney)

DRAFT

City Attorney Boutsis read the title of the ordinance and introduced the item. She noted that there was one amendment between first and second reading and clarified that this ordinance does not supersede a more specific ordinance.

Vice Mayor Lewellen explained this was to prohibit people from piggybacking multiple laws and citing people for multiple things.

Mayor Ryan opened the floor to public comments, there being none, public hearing was closed.

Commissioner James thanked City Attorney Boutsis for the clarification.

Commissioner James made a motion to adopt the ordinance on second reading. The motion was seconded by Vice Mayor Lewellen which carried unanimously on voice vote.

13. **DISCUSSION AND POSSIBLE ACTION**

13.1 RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPROVE PUBLIC ART INSTALLATION REQUEST MADE BY THE PROPERTY OWNER FIRST DANIA BEACH LLC FOR 101 DANIA APARTMENTS, TO BE LOCATED AT 101 SW 1ST AVENUE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

City Attorney Boutsis read the title of the resolution.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Commissioner James asked if the previously continued item was going to impact this. Deputy Director of Community Development Lajoie responded no, the developer already has two site plan approvals and both phases are approved.

Commissioner James made a motion to adopt the resolution. The motion was seconded by Commissioner Davis which carried unanimously on voice vote.

14. **APPOINTMENTS**

None.

15. **COMMISSION COMMENTS**

15.1 Commissioner Davis

Commissioner Davis thanked the Public Services team for coming out and staying throughout the night during the rain event. She thanked Deputy City Manager Sosa-Cruz for the sandbag distribution event; she had a lot of residents call and say thank you. She said congratulations and Go Cats!

DRAFT

15.2 Commissioner James

Commissioner James said Go Panthers! Unfortunately, the Juneteenth celebration had to be cancelled but she thanked everyone for the work put into it. The Key to the City at Dania Pointe was very nice and a memorable moment. She thanked everyone involved. The financial literacy program is starting a summer program and she thanked everyone for making the sandbag event more efficient. She wished everyone a Happy 4th of July and commended the Mayor on how he conducts the meetings.

15.3 Commissioner Salvino

Commissioner Salvino commented that he was at the sandbag distribution event, and it was nice to see everyone working together. He thanked all city staff for attending. We complimented Broward Sheriff's Office on a job well done. He thanked Commissioner James for doing the presentation and sponsoring the Key to the City for Dania Pointe. He is proud of everyone who had a part in the development of Dania Pointe.

15.4 Vice-Mayor Lewellen

Vice Mayor Lewellen reminded everyone of the CORE meetings; it gives people a chance to meet everyone and get information. She said the city team is very good at following up and she is looking forward to seeing how the other meetings go. Regarding the flooding, she reiterated Chief Pellecer's comment on communication, and said the entire team did a great job at keeping everyone informed. She wished everyone a Happy 4th of July.

15.5 Mayor Ryan

Mayor Ryan touched on the trip to Tallahassee and said the city went 4 for 4 on obtaining grants for projects in the city. He thanked the City Manager for her leadership and expertise. Regarding the flooding, he could not be any prouder to be a leader of the City of Dania Beach. He said this city was founded on resilience and 120 years later our theme is still resilience. He wished everyone a Happy 4th of July and said Go Panthers!

16. **ADJOURNMENT**

Mayor Ryan adjourned the meeting at 8:23 p.m.

ATTEST: CITY OF DANIA BEACH

_____ _____

ERIN McCLENDON
DEPUTY CITY CLERK

ARCHIBALD J. RYAN IV
MAYOR

Approved:

DRAFT

City of Dania Beach
City Manager Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA:

SUBJECT: Travel request to Pittsburgh, PA., to attend the 2024 ICMA Annual Conference, September 19 – 25, 2024

Request:
A request for approval to attend the 2024 ICMA Annual Conference in Pittsburgh, PA., September 19-25, 2024

Background:
The International City/County Management Association (ICMA) 2024 Annual Conference will be held in Pittsburgh, PA. This conference is an opportunity for City Managers to enhance leadership skills, learn from municipal experts, share ideas with peers and discuss strategies. As a credentialed manager, this conference is an opportunity to earn mandatory yearly professional continuing educational credits.

Budgetary Impact
The budgetary impact for travel to Pittsburgh, PA., is estimated at $3,501.40. Funding is available in the City Manager's GL account 001-1201-512-40-10.

Recommendation
City Commission approval of travel to attend the 2024 ICMA Annual Conference in Pittsburgh, PA.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

City of Dania Beach
Travel Authorization Form

TRAVELER'S NAME: Ana M. Garcia, ICMA-CM

DEPARTMENT: Office of the City Manager

TRAVELER'S POSITION: City Manager

DESTINATION: Pittsburgh, PA

PURPOSE OF TRAVEL: Attend 2024 ICMA Annual Conference

DATES OF TRAVEL: 9/19/2024 TO 9/25/2024

ACCOUNT NO: 001-12-01-512-40-10

MODE OF TRAVEL:

- ☐ Personal Vehicle
- ☐ City Vehicle
- ☐ Rental Vehicle
- ☑ Airplane
- ☐ Other

Estimated Expenses:

ITEM	DESCRIPTION				TOTAL
Registration Fee:	ICMA 2024 Annual Conference				$ 810.00
Lodging (# of nights x rate):	Westin Convention Center Pittsburgh	6	x	$ 235.00	$ 1,607.40
Mileage (# of miles x mileage rate):			x	$ -	$ -
Parking (# of nights x rate):			x		$ -
Car Rental:					$ -
Tolls:					$ -
Airfare:	Estimate: American Airlines				$ 500.00
Uber/Lyft/Taxi/Shuttle:	Estimate				$ 200.00
Meals (Per Diem):	Per Diem Calculator and GSA Per Diem Rate attached				$ 384.00
				TOTAL ESTIMATED EXPENSES	**$3,501.40**

Traveler's Signature: Ana M. Garcia Digitally signed by Ana M. Garcia Date: 2024.06.24 09:26:10 -04'00' **Date:**

Finance Reviewer's Signature: Tania Stevens Digitally signed by Tania Stevens Date: 2024.06.24 10:02:45 -04'00' **Date:**

Finance Approver's Signature: Adam Segal Digitally signed by Adam Segal Date: 2024.06.24 11:15:57 -04'00' **Date:**

City of Dania Beach
Travel Per Diem Calculator

Traveler's Name: Ana M. Garcia, ICMA-CM

Description of Trip: Attend 2024 ICMA Annual Conference

Destination: Pittsburgh, PA

Daily M&IE for FY 2024: **$ 64.00**

First Date of Travel: 9/19/2024

Last Date of Travel: 9/25/2024

	Travel						Travel
	THUR	FRI	SAT	SUN	MON	TUE	**WED**
Date	**19-Sep-24**	**20-Sep-24**	**21-Sep-24**	**22-Sep-24**	**23-Sep-24**	**24-Sep-24**	**25-Sep-24**
Breakfast ($14)		$ 14.00	$ 14.00	$ 14.00	$ 14.00	$ 14.00	
Lunch ($16)		$ 16.00	$ 16.00	$ 16.00	Included	Included	
Dinner ($29)		$ 29.00	$ 29.00	$ 29.00	$ 29.00	$ 29.00	
Incidental ($5)		$ 5.00	$ 5.00	$ 5.00	$ 5.00	$ 5.00	
Total Daily total =	**$ 48.00**	**$ 64.00**	**$ 64.00**	**$ 64.00**	**$ 48.00**	**$ 48.00**	**$ 48.00**

Travel Days Pro-rated at 75% of M&IE **$ 48.00**

Total Per Diem Due to Traveler **$ 384.00**

Domestic Meals and Incidental Expenses (M&IE) Breakdown for Federal FY 20						
M&IE Total	**Breakfast**				**Lunch**	**Dinner**
59.00	13.00				15.00	26.00
64.00	14.00				16.00	29.00
69.00	16.00				17.00	31.00
74.00	17.00				18.00	34.00
79.00	18.00				20.00	36.00

Lottier, Christine

From:	2024 ICMA Annual Conference <email_confirm@confmail.experient-inc.com>
Sent:	Thursday, June 13, 2024 12:16 PM
To:	Garcia, Ana M.
Cc:	Lottier, Christine
Subject:	ICMA 2024 Annual Conference {ICM241:1481}
Follow Up Flag:	Follow up
Flag Status:	Flagged

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

2024 ICMA ANNUAL CONFERENCE

SEPTEMBER 21–25 | PITTSBURGH, PENNSYLVANIA

***** Please do not reply to this e-mail. It was sent from an automated system. *****

ATTENDEE CONFIRMATION

Profile

Confirmation ID: 1481
Ana Garcia
City Manager
City of Dania Beach
9381 SW 51st Terr
Miami, FL 33165-6502

Thank you for registering for the **2024 ICMA Annual Conference** at the David L. Lawrence Convention Center (DLCC) in Pittsburgh, PA.

The registration area at the DLCC will feature self-service kiosks stations, where you will scan the QR code below to print your badge. You can print this email, scan the QR code from your mobile device, or enter your name at the self-service station to print your badge on-site in Pittsburgh.

If you have not already reserved your hotel room, we advise you to do so as soon as possible as

rooms are booked on a first-come, first-served basis, and rooms sell out quickly. Please visit our website to secure your hotel room today. If you have any questions or experience any issues with housing, please contact icma@maritz.com.

If you would like to add any tickets to your registration in the future, please click the auto login url below and on the dashboard click "Add Events" and proceed through the checkout as normal.

CLICK HERE TO VIEW YOUR RECORD

Bring this QR code to the registration area to scan and print your badge.

1481

PREVIEW THE MEETING

REVIEW SCHEDULE AT A GLANCE	CHECK OUT THE EXHIBIT FLOORPLAN
ATTENDEE EXPERIENCES	SEARCH FULL SCHEDULE OF EVENTS
MEET OUR SPONSORS AND SUPPORTERS	MEET OUR ANNUAL PARTNERS

REGISTRATION DETAILS

Ana Garcia

Registration Type: ICMA Member Registration, Best Value

Description	Item Total
Registration (Qty: 1)	$810.00
Total Registration Fees:	$810.00
Total Registration Paid:	($810.00)

Current Balance: **$0.00**

HOUSING DETAILS

WESTIN CONVENTION CENTER PITTSBURGH

1000 Penn Ave
Pittsburgh, PA 15222-3810

Phone: 412-281-3700
Fax: 412-227-4500

Status	**Category**	**Occupancy**
CONFIRM	STANDARD ROOM	Adults: 1
Arrival	**Departure**	**Guests in Room**
19 September 2024	25 September 2024	Ana Garcia
Daily Rate	**Room Tax**	**Deposit**
$235.00	14.00%	Credit Card Guarantee Christine Lottier **********2569
Resort Fee	**Occupancy Tax**	
$0.00	$0.00	Note: Taxes and fees are subject to change without notice

Estimated Reservation Charges

$1,607.40

Hotel Cancellation Policy

All reservations must be guaranteed with a credit card. A deposit of one night's room and tax may be charged by the hotel on or after August 28, 2024. Rooms may be canceled from this site up until August 27, 2024.

For cancellations after August 27, 2024, you must contact your hotel directly, however the hotel may not have record of your reservation until after August 30, 2024. Failure to arrive on your scheduled arrival date or canceling your reservation within 72 hours of arrival will result in the forfeiture of the deposit.

Total Charges	**Paid**	**Balance Due**
$0.00	$0.00	$0.00

CANCELLATION AND SUBSTITUTION POLICY

REGISTRATION CANCELLATION:

Cancellations must be sent in writing to conferenceteam@icma.org by **Wednesday, September**

4, 2024. No refunds will be issued or cancellations accepted after **Wednesday, September 4, 2024**. If applicable, all cancellations will have a $75 processing fee deducted from their refund.

SUBSTITUTIONS

Substitutions may be made without a processing fee. You will either be charged or refunded the difference between the two registration fees. Substitutions must be sent in writing to conferenceteam@icma.org by **Wednesday, September 4, 2024**.

If you have any questions, please contact Customer Service at 219-354-6679, or icma@maritz.com. Customer Service is open Monday - Friday from 9:00am to 5:00pm EST.

PAYMENT HISTORY

Payment #1

06/12/2024 — $810.00 [Payment]
Christine Lottier / Visa / **********2569

Payment Allocation

06/12/2024 — Applied: Ana Garcia's Hotel Reservation	$0.00
06/12/2024 — Applied: Ana Garcia's Registration	$810.00
Total Amount Applied:	$810.00
Total Amount Not Used:	$0.00

Payment Totals

Total Payments:	$810.00
Total Refunds:	$0.00
Total Net Paid:	$810.00

Financial Summary

Total Housing Fees:	$0.00
Total Amount Applied to Housing:	$0.00
Housing Balance:	$0.00
Total of All Fees:	$810.00
Total Amount Applied to All Fees:	($810.00)
Total Balance Due:	$0.00

QUESTIONS?

If you have any questions about registration, or programs offered at the Annual Conference, please contact Customer Service at icma@maritz.com or call 219-354-6679.

Keep up with us on Facebook, YouTube, Twitter, Instagram, and Linked In.

Photography| Video| Audio Recording Policy
During the annual meeting, photos may be taken of attendees for use in either publicizing the conference and activities that ensued, or for used in the ICMA promotional materials. Such photos may there be available in the public domain and accessible via the ICMA website, social media, and photo sharing sites.

We look forward to seeing you in Pittsburgh.

Thank you,

International City / County Management Association

Maritz Privacy Policy | Maritz Terms of Use

U.S. General Services Administration

FY 2024 Per Diem Rates for Pittsburgh, Pennsylvania

Meals & Incidentals (M&IE) rates and breakdown

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & LastDay of Travel
Pittsburgh	Allegheny	$64	$14	$16	$29	$5	$48.00

Your trip summary

Main Plus

Round trip (non-refundable)

$432 per person

Total $431.95 (all passengers)

Includes taxes and carrier-imposed fees
Price and tax information

Bag and optional fees

DEPART

Miami, FL to Pittsburgh, PA

Thursday, September 19, 2024

9:06 PM → 11:55 PM 2h 49m Nonstop Main Plus

AA1200 319-Airbus A319

Details | Change

RETURN

Pittsburgh, PA to Miami, FL

Wednesday, September 25, 2024

6:36 AM → 9:20 AM 2h 44m Nonstop Main Plus

AA1197 319-Airbus A319

Details | Change

Main Plus

Round trip (non-refundable)

$442 per person

Total $441.45 (all passengers)

Includes taxes and carrier-imposed fees

Price and tax information

Bag and optional fees

DEPART

Miami, FL to Pittsburgh, PA

Thursday, September 19, 2024

9:06 PM → 11:55 PM | 2h 49m | Nonstop | Main Plus

AA1200 · 319-Airbus A319

Details | Change

RETURN

Pittsburgh, PA to Miami, FL

Wednesday, September 25, 2024

1:58 PM → 7:10 PM | 5h 12m | 1 stop | Main Plus

PIT - CLT · AA2254 · 321-Airbus A321

CLT - MIA · AA2311 · 772-Boeing 777

Details | Change

$40 - $50

The fastest way to get from Westin Convention Center Pittsburgh to Pittsburgh Airport (PIT) is to taxi which takes 23 min and costs **$40 - $50**. Is there a direct bus between Westin Convention Center Pittsburgh and Pittsburgh Airport (PIT)?

Rome2Rio
https://www.rome2rio.com › Pittsburgh-Airport-PIT

Westin Convention Center Pittsburgh to Pittsburgh Airport (PIT)

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People also ask

Does the Westin Pittsburgh have an airport shuttle?

How much is Pittsburgh Airport taxi?

How much is Uber from Pittsburgh Airport to Downtown?

The average price for this trip is $46. Open the Uber app and input Downtown, Pittsburgh PA in the "Where to?" box. The price estimate for each ride option will appear; scroll to see what's available. Prices will vary based on time of day and how many riders are making requests.

City of Dania Beach
Human Resources Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Linda Gonzalez, SPHR, SHRM-SCP, Chief Human Resources Officer

SUBJECT: Health Insurance and other Renewals

Request:
This memo is to serve as background and recommendation for the City's renewal of a Medical, Dental, Vision, and Life Insurance providers, a self-insured Short-Term Disability Plan, Flexible Spending Account and Health Savings Account, and for supplemental benefits for the 2024/2025 plan year. No changes to providers or plan designs are being requested.

Background:
2024-2025 Background
The City's employee benefits broker, Gehring Group, released a Request for Proposals, (RFP) for Medical Insurance, and negotiated renewals for Life and Disability coverage for which a recommendation is being made. All other coverages are in rate guarantees until at least the end of the 2024/2025 plan year and are recommended to be renewed with no changes.

MEDICAL INSURANCE RATE REDUCTION FOR 24/25 PLAN YEAR
Medical insurance through FMIT came in at an extremely favorable renewal for the fifth year in a row, with no voluntary changes to plan design. Overall, Medical Insurance will have a savings of $161,493, which represents a 5.6% reduction in annual premium for both the City, employees and retirees. Of the $161,493, the City will have a savings of $130,461, and team members will have a savings of $31,482, (keeping in mind the City pays 84% of employees' premium and two thirds for retirees under 65 premium).

HIGH DEDUCTIBLE HEALTH PLAN – IRS CHANGE
The 2024 IRS deductible minimums for qualified High Deductible Health Plans (HDHP) increased to $1,600/$3,200 for single/family coverage, which represents a $100 maximum annual increase for the eleven (11) employees and retirees who are enrolled in the HDHP with single coverage. Therefore, the City's HDHP Plan 5 will be modified to comply with the IRS guidelines, effective October 1, 2024.

TOTAL ANNUAL HEALTH INSURANCE COSTS
The projected annual cost of medical insurance for employees and retirees under 65, for the 2024/2025 plan year is $2.73 million, with the City absorbing 84% of the cost for active employees and 2/3 for non-Medicare retirees, resulting in an annual expenditure of $2.199

million.

The total cost of all insurance programs concurrent with an October 1 effective/renewal date for which the City subsidizes in whole or in part is projected to be $3.11 million for FY 2024-2025 as shown in the attached Executive Summary. The City's share of the cost is projected to be $2.54 million, with employees/retirees contributing an estimated $574,000.

OTHER BENEFITS:

- The City will continue to offer a $4,000 annual opt-out benefit to eligible employees
- The City will continue to fund a Health Savings Account for current (9) and any new participants that elect the High Deductible Health Plan in accordance with their tier of enrollment. The City contributes half of the applicable deductible, which will increase by $50 per participant with single coverage due to the 2024 IRS deductible minimums.
- The combined cost of the two previous benefits is an estimated $91,200 for the 2024/2025 plan year based on current participation.
- Life and Long-Term Disability insurance through New York Life came in at a favorable renewal with no changes to benefits or rates, guaranteed through the 2026/2027 plan year. The cost for the City to continue to provide these benefits is estimated at $85,088 for the 2024/2025 plan year based on current payrolls.
- Dental, Vision, and Identity Theft Insurance are all in rate guarantees with the incumbent carriers, therefore the recommendation is to retain these coverages as is. The cost to the City for these benefits is estimated to be $160,940 for the 2024/2025 plan year based on current enrollment. The City pays 84% for employees for dental and vision insurance and two-thirds for retirees. The City pays 100% of the Identify Theft benefit for employees only.
- The Pet Insurance, voluntary benefit will move from the ASPCA to Met Life, since the ASPCA is moving their insurance to another carrier. Met Life offers a non-maximum plan with more flexibility for employees to choose from.

NEW MENTAL HEALTH BENEFIT:

The City proposes the addition of a new mental health benefit, Headspace, which will give employees access to an online/mobile resource that has proven courses and expert-led guided sessions for topics such as stress, anxiety, meditation, exercise, relaxation, sleep and other programs. This benefit will be made available to employees beginning October 1, 2024, and via a Memorandum of Understanding with the Union. This benefit will cost approximately $12,000 for the 2024/2025 plan year.

BENEFITS ADMINISTRATION – GEHRING GROUP BROKER AND BENTEK BENEFITS SOFTWARE

The Gehring Group continues to provide the City's electronic benefits administration and enrollment system, Bentek, for employees and retirees, and supports the City's Wellness programs and initiatives, which include our Health Fair and other Wellness events, as part of our overall package. The City also utilizes Bentek to report monthly and administer retirees through the General Employees Pension and Police and Fire Pension.

CITY'S WELLNESS INITIATIVES

The HR team with the Gehring Group and FMIT continue to have a strong presence with employees with respect to wellness initiatives. We have started Thriving Thursdays each month for the remainder of the 24 Fiscal Year, which supports employees in their overall workday. We have ongoing wellness challenges that include step challenges, biometrics, fitness, etc. that reward employees with incentives for participation. We have also included Health in our Safety Committee, now called the Health and Safety Committee, and always include the City's Health Coach in these meetings. The City's Health Coach is also available to meet individually with

employees for their specific health needs. The City's health plan also includes an Employee Assistance Plan (EAP) to support every employee and all members of their family with any mental health concerns and provides professional support to everyone.

Benefits Program History

Over the last 5 years, the City has had 4 decreases in insurance costs and 1 flat renewal. This year's represents another decrease in medical insurance, and therefore the overall employee benefits package, even with the addition of the new mental health benefit.

2020
The City negotiated additional tiers of insurance for medical, a High Deductible Health Plan and Health Savings Account (HSA), no changes to the existing plan's design, an Opt-out program, a decrease in City contribution from 85% to 84% for shared premiums (medical, dental, and vision), which resulted in a decrease in 6.3% in medical costs, with an overall benefits program cost savings of 2.9%.

2021
The City negotiated additional tiers of insurance for dental and vision, added leave administration through Work and Well, increased Life insurance benefits for all employees, added Long-term
Disability insurance as a new City paid benefit, changed vision providers, enhanced wellness program, and conducted an Employee Wellness Event, and had a decrease of 9.9% with no changes to medical plan design, with an overall benefits program cost savings of 7.2%.

2022
The City corrected the plan to allow 27 BSO Firefighters, who had not yet retired to enter eligibility for the plan upon retirement, added Identity Theft protection as a new City paid benefit, added Voluntary Pet Insurance through the ASPCA, and had no changes to medical plan design or premium, with an overall benefits program increase of 0.4%, due to the new benefit. However, there was no increase in any health insurance plan.

2023
The City negotiated medical insurance premiums with no voluntary changes to plan design resulting in a 1.2% decrease to premiums and dental insurance for an increase of 3% for year 1 of 2, holding the increased rate until 2025/2026, with an overall benefits program cost savings of 0.9%.

2024 – (reflected in this memo)
The City issued an RFP for medical insurance, which provided competitive pricing and a 5.6% reduction of premium to renew the existing program with FMIT, and is proposing a new mental health benefit, Head Space, to be provided to all non-bargained employees effective 10/1/24. With the new mental health benefit, there is an overall savings to the City across the entire benefit program of approximately $114,000.

Budgetary Impact
The City costs associated with the 2024/2025 agreements result in a total decrease of $126,000 or -4.7%. Funding for the proposed insurance is planned and appropriated in the budget.

Recommendation
It is recommended that the City Commission approve the attached resolution for the proposed

health insurance coverage agreement, and proposed changes to the employee benefits package.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AND ACCEPT THE AGREEMENT FOR RENEWAL OF THE CITY'S FULLY INSURED MEDICAL PLAN BROKERED BY THE GEHRING GROUP, AS BROKER OF RECORD FOR THE CITY OF DANIA BEACH, WITH THE FLORIDA MUNICIPAL INSURANCE TRUST, FOR INSURANCE COVERAGES BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025, FOR ACTIVELY WORKING AND NON-MEDICARE ELIGIBLE RETIRED EMPLOYEES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach obtained the services of the Gehring Group as a Broker of Record to secure coverage for the City's group health, dental, and vision insurance for the 2024-2025 plan year; and

WHEREAS, the City Administration, based on the City's claims experience that the Gehring Group reviewed and analyzed as well as the results of the Medical RFP, recommends that the City renew medical plans from the Florida Municipal Insurance Trust ("FMIT"), Life/AD&D and Long-Term Disability plans from New York Life. The City's dental plan from Cigna, vision plan from EyeMed, and a Short-Term Disability plan administered by the Maxon Companies are in rate guarantee for the 2024-2025 plan year. The City will add a mental health benefit with Headspace for all employees effective October 1, 2024, via a Memorandum of Understanding with the Union; and

WHEREAS, in consultation with Gehring Group, City Administration also recommends renewing the FMLA & Absence Management plan from Work & Well. The City's Section 125 plan spending account administration with Ameriflex, and the City-paid Identity Theft solution are in rate guarantee for the 2024-2025 plan year; and

WHEREAS, based on the City's Collective Bargaining Agreement ("CBA"), the cost sharing for medical insurance premiums will remain sixteen percent (16%) for employees and eighty four percent (84%) for the City until modified by a subsequent CBA; and

WHEREAS, based on current employee and non-Medicare eligible retiree census data, the City's annual medical plan premium cost will be reduced to Two Million One Hundred Ninety-Nine Thousand One Hundred and Sixty-Two Dollars ($2,199,162); based on current employee and all eligible retiree census data, the City's annual dental insurance premiums will remain flat at

One Hundred Thirty-Three Thousand Six Hundred Fifty-Eight Dollars ($133,658); annual vision plan premium will remain flat at Fifteen Thousand Eight Hundred and Six Dollars ($15,806); annual Life/AD&D plan premium will remain flat at Fifty-One Thousand Three Hundred Fifty-Nine ($51,359) Dollars; annual Long-Term Disability plan premium will remain flat at Thirty-Three Thousand Seven Hundred Twenty-Nine ($33,729) Dollars; and annual mental health resource fees of Twelve Thousand Dollars ($12,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above "Whereas" clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the proper City officials are authorized to execute appropriate documents to accept the renewal proposal of the Florida League of Cities – Florida Municipal Insurance Trust on behalf of the City to provide fully insured medical coverage to eligible employees and non-Medicare eligible retirees at the following not to exceed monthly rates:

Traditional Plan	**Current FY 23/24**	**Proposed FY 24/25**
Employee only	$775.68	$732.24
Employee + 1	$1,529.50	$1,443.85
Family	$2,347.07	$2,215.63
High Deductible Health Plan		
Employee only	$670.21	$632.68
Employee + 1	$1,321.55	$1,247.54
Family	$2,027.96	$1,914.39

Section 3. That the proper City officials are authorized to execute appropriate documents to accept the renewal of Cigna on behalf of the City to provide fully insured dental coverage to eligible employees and retirees at the following not to exceed monthly rates:

Dental Plan	**Current FY 23/24**	**Proposed FY 24/25**
Employee only	$30.34	$30.34
Employee + 1	$72.41	$72.41
Family	$108.62	$108.62

Section 4. That the proper City officials are authorized to execute appropriate documents to accept the renewal of EyeMed on behalf of the City to provide fully insured vision coverage to eligible employees and retirees at the following not to exceed monthly rates:

Vision Plan	**Current FY 23/24**	**Proposed FY 24/25**
Employee only	$4.39	$4.39
Employee + 1	$8.33	$8.33
Family	$12.24	$12.24

Section 5. That, for those employees who elect the High Deductible Health Plan, the City will provide Eight Hundred Dollars ($800.00) for employee-only coverage, and One Thousand Six Hundred Dollars ($1,600.00) for dependent coverage, in a Health Savings Account to be used to offset insurance deductibles.

Section 6. That the City will provide an annual incentive of Four Thousand Dollars ($4,000.00) to employees who choose to opt out of the City's Medical Insurance and who provide proof of other group insurance coverage.

Section 7. That the proper City officials are authorized to execute appropriate documents to implement Headspace on behalf of the City to provide mental health resources to employees at an annual cost of Twelve Thousand Dollars ($12,000.00).

Section 8. That funding for the cost of the City's health insurance program package is planned and shall be charged to the individual departmental City Health Insurance expenditure accounts (23-10) for active employees and General Fund account 001-18-00-519-45-41 for retirees, respectively.

Section 9. That the City Commission authorizes the City to exceed the annual vendor threshold of Fifty Thousand Dollars ($50,000.00) for the aforementioned employee benefits program components, as necessitated for fiscal year 2024-2025.

Section 10. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 11. That this Resolution shall be in force and take effect on October 1, 2024.

PASSED AND ADOPTED on _____, 2024

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach
Executive Summary
2024/2025 Plan Year Rates

		CURRENT 84/16 All Active Tiers			RENEWAL 84/16 All Active Tiers				
MEDICAL 3-TIER*		**2023-2024 Plan Year**			**2024-2025 Plan Year**				
PLAN 1		**FMIT Choice Plus HDHP Plan 005**			**FMIT Choice Plus HDHP Plan 005**				
BASE PLAN		*Total*	*Employer*	*Employee*	*Total*	*Employer*	*Employee*	*24 Pay ER*	*24 Pay EE*
Employee Only	9	$670.21	$562.98	$107.23	$632.68	$531.45	$101.23	$265.73	$50.61
Employee + 1	0	$1,321.55	$1,110.10	$211.45	$1,247.54	$1,047.93	$199.61	$523.97	$99.80
Employee + Family	0	$2,027.96	$1,703.49	$324.47	$1,914.39	$1,608.09	$306.30	$804.04	$153.15
Retiree Only	2	$670.21	$446.81	$223.40	$632.68	$421.79	$210.89		
Retiree + 1	0	$1,321.55	$881.03	$440.52	$1,247.54	$831.69	$415.85		
Retiree + Family	0	$2,027.96	$1,351.97	$675.99	$1,914.39	$1,276.26	$638.13		
ANNUAL PREMIUM		**$88,468**	**$71,525**	**$16,943**	**$83,514**	**$67,520**	**$15,994**		
PLAN 2		**FMIT Choice Plus Traditional Plan 002**			**FMIT Choice Plus Traditional Plan 002**				
BUY-UP PLAN		*Total*	*Employer*	*Employee*	*Total*	*Employer*	*Employee*	*24 Pay ER*	*24 Pay EE*
Employee Only	50	$775.68	$651.57	$124.11	$732.24	$615.08	$117.16	$307.54	$58.58
Employee + 1	31	$1,529.50	$1,284.78	$244.72	$1,443.85	$1,212.83	$231.02	$606.42	$115.51
Employee + Family	43	$2,347.07	$1,971.54	$375.53	$2,215.63	$1,861.13	$354.50	$930.56	$177.25
Retiree Only	31	$775.68	$517.12	$258.56	$732.24	$488.16	$244.08		
Retiree + 1	7	$1,529.50	$1,019.67	$509.83	$1,443.85	$962.57	$481.28		
Retiree + Family	5	$2,347.07	$1,564.71	$782.36	$2,215.63	$1,477.09	$738.54		
ANNUAL PREMIUM		**$2,803,325**	**$2,258,098**	**$545,227**	**$2,646,336**	**$2,131,642**	**$514,694**		
TOTAL ANNUAL PREMIUM		**$2,891,793**	**$2,329,623**	**$562,170**	**$2,729,850**	**$2,199,162**	**$530,688**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**-$161,943**	**-$130,461**	**-$31,482**		
% INCREASE		**N/A**	**N/A**	**N/A**	**-5.6%**	**-5.6%**	**-5.6%**		
OPT-OUT INCENTIVE									
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
Opt-Out Incentive ($4,000 Annually)	21	$84,000	$84,000	$0	$84,000	$84,000	$0		
ANNUAL PREMIUM		**$84,000**	**$84,000**	**$0**	**$84,000**	**$84,000**	**$0**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$0**	**$0**	**$0**		
% INCREASE		**N/A**	**N/A**	**N/A**	**0.0%**	**0.0%**	**0.0%**		
HSA ADMINISTRATION									
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
Single HSA ($750/$800)	9	$6,750.00	$6,750.00	$0.00	$7,200.00	$7,200.00	$0.00		
Family HSA ($1,500/$1,600)	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
ANNUAL PREMIUM		**$6,750**	**$6,750**	**$0**	**$7,200**	**$7,200**	**$0**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$450**	**$450**	**$0**		
% INCREASE		**N/A**	**N/A**	**N/A**	**6.7%**	**6.7%**	**0.0%**		
DENTAL 3-TIER*		**Cigna**			**Cigna**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*	*24 Pay ER*	*24 Pay EE*
Employee Only	57	$30.34	$25.49	$4.85	$30.34	$25.49	$4.85	$12.75	$2.43
Employee + 1	33	$72.41	$60.82	$11.59	$72.41	$60.82	$11.59	$30.41	$5.80
Employee + Family	46	$108.62	$91.24	$17.38	$108.62	$91.24	$17.38	$45.62	$8.69
Retiree Only	48	$30.34	$20.23	$10.11	$30.34	$20.23	$10.11		
Retiree + 1	43	$72.41	$48.27	$24.14	$72.41	$48.27	$24.14		
Retiree + Family	6	$108.62	$72.41	$36.21	$108.62	$72.41	$36.21		
ANNUAL PREMIUM		**$172,045**	**$133,658**	**$38,387**	**$172,045**	**$133,658**	**$38,387**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$0**	**$0**	**$0**		
% INCREASE		**N/A**	**N/A**	**N/A**	**0.0%**	**0.0%**	**0.0%**		
VISION 3-TIER*		**NVA**			**EyeMed**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*	*24 Pay ER*	*24 Pay EE*
Employee Only	54	$4.39	$3.69	$0.70	$4.39	$3.69	$0.70	$1.84	$0.35
Employee + 1	33	$8.33	$7.00	$1.33	$8.33	$7.00	$1.33	$3.50	$0.67
Employee + Family	46	$12.24	$10.28	$1.96	$12.24	$10.28	$1.96	$5.14	$0.98
Retiree Only	48	$4.39	$2.93	$1.46	$4.39	$2.93	$1.46		
Retiree + 1	39	$8.33	$5.55	$2.78	$8.33	$5.55	$2.78		
Retiree + Family	7	$12.24	$8.16	$4.08	$12.24	$8.16	$4.08		
ANNUAL PREMIUM		**$20,355**	**$15,806**	**$4,549**	**$20,355**	**$15,806**	**$4,549**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$0**	**$0**	**$0**		
% INCREASE		**N/A**	**N/A**	**N/A**	**0.0%**	**0.0%**	**0.0%**		
BASIC LIFE		**New York Life**			**New York Life**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
Basic Life Rate/$1,000		$0.180	$0.180	$0.000	$0.180	$0.180	$0.000		
Basic AD&D Rate/$1,000		$0.020	$0.020	$0.000	$0.020	$0.020	$0.000		
Total Rate/$1,000		$0.200	$0.200	$0.000	$0.200	$0.200	$0.000		
Life and AD&D Volume		$21,399,500	$21,399,500	$21,399,500	$21,399,500	$21,399,500	$21,399,500		
ANNUAL PREMIUM		**$51,359**	**$51,359**	**$0**	**$51,359**	**$51,359**	**$0**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$0**	**$0**	**$0**		
LONG-TERM DISABILITY		**New York Life**			**New York Life**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
Total Rate/$100		$0.320	$0.320	$0.000	$0.320	$0.320	$0.000		
Long-Term Disability Volume		$878,369	$878,369	$878,369	$878,369	$878,369	$878,369		
ANNUAL PREMIUM		**$33,729**	**$33,729**	**$0**	**$33,729**	**$33,729**	**$0**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$0**	**$0**	**$0**		
ID THEFT		**IDX**			**IDX**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
PEPM	154	$6.21	$6.21	$0.00	$6.21	$6.21	$0.00		
ANNUAL PREMIUM		**$11,476**	**$11,476**	**$0**	**$11,476**	**$11,476**	**$0**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$0**	**$0**	**$0**		
HEADSPACE		**IDX**			**IDX**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
PEPY	79	N/A	N/A	N/A	$50.00	$50.00	$0.00		
ANNUAL PREMIUM		**$0**	**$0**	**$0**	**$3,950**	**$3,950**	**$0**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**$3,950**	**$3,950**	**$0**		
TOTAL PROGRAM SUMMARY		**Current**			**Renewal**				
		Total	*Employer*	*Employee*	*Total*	*Employer*	*Employee*		
TOTAL MONTHLY PREMIUM		**$272,626**	**$222,200**	**$50,425**	**$259,497**	**$211,695**	**$47,802**		
TOTAL ANNUAL PREMIUM		**$3,271,508**	**$2,666,402**	**$605,106**	**$3,113,964**	**$2,540,340**	**$573,624**		
$ INCREASE		**N/A**	**N/A**	**N/A**	**-$157,543**	**-$126,061**	**-$31,482**		
% INCREASE		**N/A**	**N/A**	**N/A**	**-4.8%**	**-4.7%**	**-5.2%**		

**Enrollment is for illustrative purposes only. Total premium will change based on final enrollment.*

City of Dania Beach
Active Employee Insurance Premium Comparison
2024 to 2025

All Active Employees - Per Pay Period								
Enrollment Tier	FMIT Plan 2 2023-2024	**FMIT Plan 2 2024-2025**	FMIT Plan 5 2023-2024	**FMIT Plan 5 2024-2025**	Dental PPO 2023-2024	**Dental PPO 2024-2025**	Vision 2023-2024	**Vision 2024-2025**
Employee Only	$62.05	**$58.58**	$53.62	**$50.61**	$2.43	**$2.43**	$0.35	**$0.35**
Employee + 1	$122.36	**$115.51**	$105.72	**$99.80**	$5.80	**$5.80**	$0.67	**$0.67**
Employee + Family	$187.77	**$177.25**	$162.24	**$153.15**	$8.69	**$8.69**	$0.98	**$0.98**

City Contribution - Per Pay Period								
Enrollment Tier	FMIT Plan 2 2023-2024	**FMIT Plan 2 2024-2025**	FMIT Plan 5 2023-2024	**FMIT Plan 5 2024-2025**	Dental PPO 2023-2024	**Dental PPO 2024-2025**	Vision 2023-2024	**Vision 2024-2025**
Employee Only	$325.79	**$307.54**	$281.49	**$265.73**	$12.75	**$12.75**	$1.84	**$1.84**
Employee + 1	$642.39	**$606.42**	$555.05	**$523.97**	$30.41	**$30.41**	$3.50	**$3.50**
Employee + Family	$985.77	**$930.56**	$851.79	**$804.04**	$45.62	**$45.62**	$5.14	**$5.14**

City of Dania Beach
Public Services Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Dincer Akin Ozaydin, P.E., Deputy Director/City Engineer

SUBJECT: AUTHORIZATION TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMENT (MMOA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR GRIFFIN ROAD MEDIAN SECTIONS EAST OF INTERSTATE 95 TO US1 (FEDERAL HIGHWAY)

Request:
The Public Services Department (PSD) requests the adoption of a resolution authorizing the execution of an MMOA with the FDOT for providing maintenance to the eastern segment of Griffin Road medians that will be substantially upgraded by the continuing implementation of the Landscape Master Plan (LMP).

Background:
The ongoing LMP will next focus on upgrading the east side of Griffin Road (east of I95 to Federal Highway). These medians will be enhanced significantly by the addition of various tree, palms and shrubs species, following the design of the LMP. While the maintenance boundaries and scope will remain largely the same, a modified MMOA is required between the City and FDOT.

Budgetary Impact
There is no budgetary impact, as the landscape maintenance of these median sections is already being provided by the City's current landscape contractor.

Recommendation
The Public Services Department recommends the City Commission adopt a resolution authorizing the execution of the MMOA with FDOT for the City's maintenance of the landscape medians on Griffin Road east of Interstate 95.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR MAINTENANCE OF THE LANDCAPING ALONG THE GRIFFIN ROAD MEDIANS EAST OF INTERSTATE 95 (I95) TO US 1/FEDERAL HIGHWAY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in fiscal year 2022 the City embarked on the design and implementation of a citywide Landscape Master Plan (LMP); and

WHEREAS, the second and final section to be completed along the Griffin Road (SR 818) corridor is now designed and the procurement process to bid out the landscape improvement work is under way; and

WHEREAS, the current MMOA between FDOT and the City will require modification due to the median landscaping improvements, which include new trees, palms, and shrub plants; and

WHEREAS, the modified agreement, which applies to the median sections east of I95 up to the US 1 is attached as "Exhibit A".

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That that the MMOA with FDOT attached in substantial form as Exhibit "A" is approved, in connection with the maintenance of the Griffin Road/SR 818 landscaped medians.

Section 2. That the City Manager and City Attorney are authorized to make minor revisions to such MMOA as are deemed necessary and proper for the best interests of the City.

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 effective 10 days after passage.

PASSED and ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach
Public Services Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Service Director
Dincer A. Ozaydin,P.E., Deputy Director/City Engineer

SUBJECT: APPROVAL OF A PURCHASE ORDER CHANGE FOR THE PURCHASE OF A CRANE TRUCK UTILIZING FSA CONTRACTS

Request:
The Public Services Department (PSD) is requesting a change order to purchase a crane truck for the sewer and stormwater divisions. This purchase was previously approved utilizing the Florida Sheriff's Association Contract FSA23-VEH21.0.

Background:
The City Commission approved Resolution No. 2023-004 on January 24, 2023, for the purchase of a crane truck in the amount of $219,556.00; however, after the approval to purchase, SBL Freightliner advised that the 2024 model year chassis could not be built and provided a quote for a 2025 model year chassis. This change was accompanied by a substantial cost increase. Furthermore, the vendor could not guarantee delivery within the fiscal year. To ensure the timely delivery of the truck, PSD needed to select a different chassis from another vendor. This change will allow for the new crane truck to be mounted on an F-550 chassis which will result in a $189,261 cost, representing a substantial savings.

Budgetary Impact
Due to the change in vendor and chassis, the cost of this crane truck has been reduced from $219,556 to $189,261.00. Funding to be returned to the Fleet M&E Vehicles Account No. 402-35-02-535-64-20.

Recommendation
Public Services recommends City Commission approval of a change order to purchase this F-550 crane truck from Palmetto Ford.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF A CRANE TRUCK IN AN AMOUNT NOT TO EXCEED ONE HUNDRED EIGHTY-NINE THOUSAND TWO HUNDRED SIXTY ONE DOLLARS ($189,261.00) FROM PALMETTO FORD, WITHOUT COMPETITIVE BIDDING AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE FLORIDA SHERIFFS ASSOCIATION ("FSA") CONTRACT FSA23-VEH21.0; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if he/she is authorized to do so in advance by a resolution adopted by the City Commission and if such purchases are made pursuant to a competitive bid obtained within the last eighteen (18) months by other government agencies such as the federal government, state of Florida or a Florida municipality or county; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold or limitation at $50,000.00; and

WHEREAS, the Public Services Department received approval to purchase a crane truck as part of Resolution No. 2023-004 on January 24, 2023, for a not-to-exceed amount of $219,556.00; and

WHEREAS, the original purchase cannot be completed due to supply chain shortages, and the order has subsequently been cancelled by the vendor; and

WHEREAS, the Public Services Department has determined that the best course of action is to purchase a compatible but different chassis from a different vendor Palmetto Ford, which will be delivered on a timely basis and at a lower cost; and

WHEREAS, the City Administration recommends approval of the purchase of a crane truck utilizing the FSA Contract FSA23-VEH21.0 from Palmetto Ford.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "Whereas" clauses are ratified and confirmed as being true and correct and they are made a specific part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission authorizes the proper City officials to execute documents as necessary for the purchase of the crane truck in the amount of $189,261.00, in accordance with the FSA contract pricing attached as "Exhibit A," which is made a part of and incorporated into this Resolution by this reference.

Section 3. That due to cancellation of the original order, funding in the amount of the purchase is appropriated and available in Vehicle Capital Purchases Account No. 402-35-02-535-64-20 (50%) and 403-38-01-538-64-20 (50%).

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 become effective within ten (10) days of its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

Palmetto Ford of Miami

7245 NW 36 Street Miami, Florida 33166
305-470-1334 / 305-972-7133 cell
crodgers@palmettofordtrucks.com

FLORIDA SHERIFFS ASSOCIATION PRICE SHEET

Bid / Contract #: **FSA23-VEH21.0**

Purchaser:	CITY OF DANIA BEACH	Date:	05/04/2024
Address:	1201 STIRLIING ROAD	Phone:	954-924-6808X3744
City:	DANIA BEACH, FL. 33004		YAMIL LOBO
			ylobo@daniabeachfl.gov

Base Model:	SPEC 31 - 2024 F550 SUPER CAB 4X4 (X5H)	Price:	**$62,215.00**
Inc.	AM / FM / BLUETOOTH RADIO, AIR CONDITIONING		
Exterior / Interior Colc	WHITE / GRAY VINYL / HD VINLY FLOOR COVERING		
Delivery Info:	ESTIMATED AT 30 WEEKS FROM RECEIPT OF ORDER		

Option #	660A - XL TRIM PACKAGE	Price:	$0.00
Option #	99T - 6.7L V-8 DIESEL ENGINE	Price:	$0.00
Option #	44G - 10 SPEED AUTOMATIC TRANSMISSION	Price:	$0.00
Option #	18B - CAB STEPS	Price:	$414.00
Option #	43C - FACTORY 120V / 400 WATT OUTLET IN CAB	Price:	$163.00
Option #	52B - FACTORY ELECTRIC TRAILER BRAKE CONTROLLER	Price:	$0.00
Option #	535 - FACTORY HIGH CAPACITY TRAILER TOW PACKAGE	Price:	$539.00
Option #	62R - TRANSMISSION WITH PTO PROVISION - INC. WITH 99T DIESEL ENGINE	Price:	$0.00
Option #	67B - 410 AMP ALTERNATOR - REQ. OPTION # 43C 120V / 400 WATT OUTLET	Price:	$107.00
Option #	68M - 19,500 GVWR PACKAGE. INC. X4L - 4.30 L/S AXLE. REQ. OPTION # 535	Price:	$1,074.00
Option #	76C - FACTORY BACK UP ALARM	Price:	$163.00
Option #	872I - FACTORY BACK UP CAMERA AND INSTALLATION	Price:	$646.00
Option #	90L - POWER GROUP, INC. DOOR LOCKS, WINDOWS, MIRROR	Price:	$0.00
Option #	COMP-2 - BOSS 10221 UNDERDECK PTO DRIVEN AIR COMPRESSOR, REEL-	Price:	$28,863.00
Option #	CRAFT 50' X 1/2" HOSE REEL, ROLLER FAIRLEAD THROUGH RIGHT REAR	Price:	$0.00
Option #	COMPARTMENT, FLR SYSTEM	Price:	$0.00
Option #	CA84 - 84" CAB TO AXLE	Price:	$167.00
Option #	CRANE-7 - STELLAR 7630 44K FT. LB. 7,000 CAPACITY HYDRAULIC CRANE,	Price:	$34,638.00
Option #	WIRELESS REMOTE, BACK UP PENDANT CONTROL 30' REACH	Price:	$0.00
Option #	CRANE-BOD7 - KNAPHEIDE KMT1 6132DLR-44K 11' CRANE BODY, TORQ-	Price:	$58,167.00
Option #	ISOLATOR, CRANE SUPPORT SYSTEM, (6) RESSESED CARGO TIE DOWNS	Price:	$0.00
Option #	IN FLOOR, LED LIGHT PACKAGE, 21" WORK SURFACE REAR BUMPER WITH	Price:	$0.00
Option #	THRU COMPARTMENT, VISE, PLATE, HYD. PUMP FOR CRANE, HYD. RESER-	Price:	$0.00
Option #	VOIR GUARD, MASTER LOCKING SYSTEM, CAB PROTECTOR, (4) WORK	Price:	$0.00
Option #	LIGHTS, HYD. OUTRIGGERS, 44"H SIDE PACKS, 60"H SIDE PACK RIGHT	Price:	$0.00
Option #	FRONT VERTICAL COMPARTMENT, GAS BOTTLE RETAINER, VENTED TOP	Price:	$0.00
Option #	AND BOTTOM, SEVEN DRAWER UNIT. REQ. CA84 - 84" CAB TO AXLE, 68M	Price:	$0.00
Option #	19,500 GVWR PACKAGE	Price:	$0.00
Option #	FCSS - FOUR CORNER SPLIT WHITE / AMBER LED STROBES	Price:	$690.00
Option #	SLINER - SPRAY LINER IN CARGO AREA, COMPARTMENT TOPS AND TOP OF	Price:	$2,138.00
Option #	REAR BUMPER	Price:	$0.00
Option #	TGM - LT225/70R19.5G A/T REAR TIRES	Price:	$177.00
Option #	TOWPKG - TOWING PACKAGE, INC. 7 WAY PLUG, HITCH RECEIVER AND	Price:	$1,100.00
Option #	2 5/16" BALL / PINTLE COMBO (DISCOUNTED PRICE)	Price:	$0.00
Notes:	PALMETTO FORD OF MIAMI PRICE ADJUSTMENT		-$2,000.00

Price of Base Unit and all Selected Options:		**$189,261.00**
Total Price of Multiple Units - Quantity:	1	**$189,261.00**

City of Dania Beach
City Attorney Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Eve A. Boutsis, City Attorney

SUBJECT: F.S. Chapter 164 Payment Dispute - Hollywood LUA

Request:
Approve the resolution authorizing the Chapter 164, Florida Statutes, alternative dispute resolution process for governmental entities.

Background:
I. Background:
During the June 11, 2024 City Commission meeting the City provided consensus to initiate next steps in the Hollywood Large User Wastewater Agreement collection process. The next step is to issue a resolution pursuant to the Authority of Florida Statutes Chapter 164, authorizing the City to issue a letter to the City of Hollywood that would trigger the mandatory request for an alternative dispute resolution process to have the parties meet and try to resolve their dispute. If the process comes to impasse, then the City is authorized to file suit to collect what it believes it is owed due to Hollywood's overcharges.

II. City of Hollywood overcharges under the Large User Wastewater Agreement.
In 1990, the City of Dania Beach entered into a Large User Agreement along with several area cities, and Broward County for the City of Hollywood to provide sewer services. Hollywood built and owns the Wastewater Plant (known as the Southeast Regional Water and Sewer Plant) with funds from the federal government, and a condition of those funds was providing services for others. Also, Hollywood, pursuant to the bond documents, was supposed to charge each of the Large Users its accurate share of costs without any markup or profit.

Each year, Hollywood charges Dania Beach and the other users for these sewer services, and then adjusts the costs after the fiscal year to reflect actual costs. Over ten years ago the City of Pembroke Pines identified overcharges and attempted to work with Hollywood to recover these charges, but Hollywood did not cooperate. When negotiations failed the parties litigated the dispute.

In 2023, the City of Pembroke Pines obtained a judgment that Hollywood was overcharging Pembroke Pines for certain categories of charges. The Court ordered that the Large User Agreement did not allow Hollywood to add what it called surcharges to the debt payments (payments toward the bonds), and that the formula used to allocate shares of costs was almost

double what it should be under the bond documents. That decision is currently on appeal and may take up to two years to obtain a final decision.

As the City of Dania Beach's Agreement is the same as Pembroke Pines' Large User Agreement, the City of Dania Beach hired the same finance expert as utilized by Pembroke Pines to analyze the City of Dania Beach's payments to Hollywood. Additionally, the Large User Agreement adds a "Replacement and Renewal Charge" of 10% on top of the total charges made to a Large User. The Court also found this charge to be inconsistent with the bond documents. The Expert has completed his calculations and confirms that the debt surcharges is approximately $200,000 per year.

In sum, Hollywood is charging more than the actual cost of sewer services, and Pembroke Pines has requested Hollywood to stop doing so but they have refused.

III. Timing issues

The City of Dania Beach Large User Waste Water Agreement with Hollywood is substantially the same as the Pembroke Pines agreement with Hollywood. Were the City to sue, it would only be able to look back for reimbursement as to the past five years of overpayments due to the five year statute of limitations imposed under Florida law. As Pembroke Pines sued some 10 years ago, they can collect for the 10 years. If a stay were agreed to by the parties, the city could seek the past 5 years' overpayments, and all future overpayments/surcharges. Otherwise, until a lawsuit is filed the five-year limitation period is not yet recognized, meaning, more payments are unrecoverable. The five years starts from date of filing the complaint.

As you are aware, approximately two months ago, in an effort to work with the City of Hollywood, Ms. Ana Garcia issued a letter requesting that the City of Hollywood acknowledge the City's request to stay the statute of limitations, and to allow the appeal process for the Pembroke Pines case to be resolved. And, in theory, to allow the parties to rely on the appellate decision in that case. If Pembroke Pines were to prevail, then Hollywood would abide by that decision and reimburse the City of Dania Beach accordingly. If the appellate court reversed its decision, then the City of Dania Beach would abide by that decision and would not receive any reimbursement. This stay, or tolling of the statute of limitations, would have allowed the parties to rely on the Appellate decision, and not have the parties actively litigating the overcharges. We asked the City of Hollywood's city manager to agree with us that we could wait until the appeal is over before suing them (which would hopefully then be unnecessary) and freeze the statute of limitations so that no money would be lost. The City Manager and the City Attorney of Hollywood would not agree to toll the statute of limitations and placed the City of Dania Beach's request on the June 5th, 2024 City Commission agenda. Mr. Gonzales, the City Attorney for Hollywood withdrew the item from consideration during the City Commission meeting, and did not afford the City of Dania Beach an opportunity to speak on our request.

Please note, that in addition to the above charges, Hollywood is now trying to change its 18.5% allocation charge to 22%. The court, however, reduced that allocation to 9.8%, and held that they could not increase the percentage without an amendment. In addition to the improper debt surcharge on actual debt charges, the City of Hollywood's calculations of wastewater flow are being calculated erroneously to the detriment of City of Dania Beach's residents and is charging for taxes in excess of those allowed by law and the LUA. The City of Dania Beach has put the City of Hollywood on notice of a dispute under the Large User Agreement as to this additional charge. The Notice is to inform the City of Hollywood that Hollywood is charging costs in excess of actual costs under the LUA for the following categories:

1. Debt Service overcharges by increasing the debt service payments due to lenders beyond actual charges;
2. Renewal, Replacement, and Improvement Account Overcharges;
3. Operation and Maintenance Costs Overcharges; and
4. Reduction of allocation expenses from 18.5 to 9.8%.

All of these charges may actually increase the overcharge beyond the $200,000.00, per year, estimate prepared by the City's expert.

IV. Conclusion:
At this point the City is required to request Hollywood to participate in a Florida Statutes, Chapter 164 alternative dispute resolution process for municipalities. This statutes provides for a public mediation process, literally having negotiations in the public. This process can be a time-consuming procedure and is legal in nature. No lawsuit can be filed until the public meetings are held trying to resolve these issues. This process would take a minimum of four (4) months, with the City Commission for Dania Beach passing a Resolution that starts the process rolling. If there is no resolution under the 164 process, then a complaint could be filed, and the City could ask the court to stay – or hold the complaint in abeyance until the appellate court rules. That request has a good probability of success but cannot be guaranteed. Based upon the foregoing, the request is for the City Commission to approve the attached resolution.

Budgetary Impact

Recommendation
To approve the resolution to proceed with the F.S. Chapter 164 Legal Process

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTED PURSUANT TO §164.1052, FLORIDA STATUTES, DECLARING THE INTENT OF THE CITY COMMISSION TO INITIATE CONFLICT RESOLUTION PROCEDURES AS SET FORTH IN CHAPTER 164, FLORIDA STATUTES; FINDING THAT A CONFLICT EXISTS WITH THE CITY OF HOLLYWOOD, FLORIDA, ARISING FROM THE LARGE USER AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND THE CITY OF HOLLYWOOD, DATED SEPTEMBER 28, 1990, RELATED TO THE FY 2018 - 2022 "TRUE-UP" PAYMENTS FROM THE CITY OF DANIA BEACH TO THE CITY OF HOLLYWOOD AND HOLLYWOOD'S PROPOSED INCREASE TO THE LARGE USER WASTEWATER MONTHLY INCREASE CHARGES; DIRECTING THE CITY MANAGER TO PREPARE AND FORWARD A CERTIFIED COPY OF THIS RESOLUTION AND THE REQUIRED CERTIFIED LETTER TO THE CITY MANAGER FOR THE CITY OF HOLLYWOOD AND OTHER GOVERNMENTAL UNITS PURSUANT TO SECTION 164,1052, FLORIDA STATUTES; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TAKE ALL STEPS NECESSARY TO EFFECTUATE THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 28, 1990, the City of Dania Beach, other neighboring municipalities, and Broward County entered into a Large User Agreement ("LUA") with the City of Hollywood, Florida providing for the utilization of a common area-wide wastewater collection, treatment and disposal facility; and

WHEREAS, the LUA provides for annual "true-up" payments; and

WHEREAS, Dania Beach received annual True Up Reports from Hollywood that adjust for previous estimated expenses and either seek an additional payment or identify a credit for the preceding fiscal year; and

WHEREAS, on or about October, 2023, and thereafter, Dania Beach advised Hollywood that Hollywood was charging Dania Beach more than actual costs for certain expenses, identified in further detail below; and

WHEREAS, on or about October 2023, and thereafter, Hollywood advised Dania Beach that the "Large User Wastewater Monthly Billing Rate" would be adjusted unilaterally changing the analysis relating to transmission; and

WHEREAS, Hollywood has no right to make unilateral changes to the LUA; and

WHEREAS, the City of Pembroke Pines has litigated substantially the same issues, and the judgment rendered in that case is on appeal; and

WHEREAS, Dania Beach has attempted to work with Hollywood, including requesting a tolling of the statute of limitations until the appeals court renders a decision in the Pembroke Pines case, but Hollywood has rebuffed or denied any cooperation; and

WHEREAS, Dania Beach seeks repayment of overcharges by Hollywood in the following categories under the Large User Agreement: 1) Debt Service Charges (the 10% and 15% surcharges); 2) the Allocation Percentage; 3) Operation and Maintenance Costs 4) Payment in Lieu of Taxes and 5) application of the Renewal, Replacement, and Improvement Accounts Contributions; and also seeks to negate Hollywood's intent to unilaterally modify the analysis and charge a higher rate for the Allocation Percentage in the future; and

WHEREAS, the Chapter 164 letter is attached as Exhibit A, and set forth Dania Beach's categories of repayment; and

WHEREAS, notwithstanding its objections, Dania Beach, in accordance with the LUA and in a good faith effort to resolve its disagreement with Hollywood, continues to remit the payments demanded by Hollywood; and

WHEREAS, the City of Dania Beach has asked the City of Hollywood to toll the statue of limitations for any claims arising under the LUA until after the litigation between Hollywood and the City of Pembroke Pines is resolved on appeal; and

WHEREAS, the City of Dania Beach now seeks to initiate the conflict resolution proceedings with the City of Hollywood pursuant to Ch. 164, F.S., in an effort to address all issues set forth in the Objection Letter; and

WHEREAS, Chapter 164, Florida Statutes, entitled the "Florida Governmental Conflict Resolution Act," ("Act") provides that governmental entities in dispute must attempt to negotiate their differences in these types of matters pursuant to the procedures outlined in the Act prior to initiating court proceedings regarding the conflict; and

WHEREAS, Section 164.1052, F.S., requires the governing body of the government entity initiating the conflict resolution procedures to adopt a resolution expressing its intent to initiate such procedure; and

WHEREAS, the City Commission of the City of Dania Beach finds that it is in the best interests of the citizens and residents of the City to Initiate conflict resolution proceedings with the City of Hollywood pursuant to Ch. 164, F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing 'WHEREAS" clauses are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. That the City Commission of the City of Dania Beach, Florida, hereby expresses its intent to initiate the conflict resolution procedures pursuant to Section 164.1052, F.S., with the City of Hollywood concerning the disagreement between the City of Dania Beach and the City of Hollywood regarding the True Up Reports Payments and Credits.

Section 3. That the City Commission of the City of Dania Beach finds that it has a conflict with the City of Hollywood, Florida concerning the LUA. The specific issues serving as the basis for this conflict are set above in the WHEREAS clauses.

Section 4. That the City Commission of the City of Dania Beach, Florida, hereby directs the City Manager to forward a certified copy of this Resolution, as well as the required Conflict Resolution Letter, to the City Manager for the City of Hollywood, within five (5) days of adoption of this Resolution, by certified mail, return receipt requested, pursuant to §164,1052(1),F.S. The Conflict Resolution Letter shall include all items required by §164.1052(1), Florida Statutes, including without limitation:

a. Description of the conflict between the City of Dania Beach and the City of Hollywood;

b. List of the governmental entities with which the City of Dania Beach has a conflict;

c. The City of Dania Beach' justification for initiating the conflict resolution procedures of the Act;

d. A proposed date and place for the Conflict Assessment Meeting required by §164.1053, F.S.;

e. Suggestions as to which individuals should be in attendance at the Conflict Assessment Meeting.

The City Manager is further directed to send a copy of the letter to any other state, county or other local governmental entity, including all parties to the LUA, that may have a role in implementing any terms of any settlement arising out of the Conflict Assessment Meeting, or whose interests may be substantially affected by the resolution of the conflict, or any other governmental unit the City Manager deems appropriate.

Section 5. That the appropriate City officials are hereby authorized and directed to take all steps necessary to effectuate this Resolution.

Section 6. That all Resolutions or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

Section 7. That if any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way effecting the validity of the other provisions of this Resolution.

Section 8. That this Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

SIGNATURE PAGE TO FOLLOW

ATTEST:

_____	_____
ELORA RIERA, MMC	ARCHIBALD J. RYAN IV
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

_____, 2024

Via Email: gkeller@hollywoodfl.org
and: U.S. Certified Mail, No. _____

George Keller, City Manager
As Chief Administrative Official for
City of Hollywood, Florida
2600 Hollywood Boulevard
Hollywood, FL 33020-4807

Subject: Chapter 164 Resolution; Dispute with Payments Under the LUA

Dear City Manager Keller:

In accordance with the provisions of Florida Statutes Ch. 164, please see the enclosed Resolution that begins the process for resolution, where possible, of the disputes between the City of Dania Beach and the City of Hollywood.

In accordance with the terms of the statute, please see the following:

A. The Nature of the Dispute:

The City of Dania Beach disputes the accuracy of the following, and seeks refunds of the overcharges for each category:

1) Debt Service Charges (the 10% and 15% surcharges); 2) the Allocation Percentage; 3) Operation and Maintenance Costs 4) Payment in Lieu of Taxes and 5) application of the Renewal, Replacement, and Improvement Accounts Contributions.

We also seek a declaration that Hollywood's intent to unilaterally modify the analysis and charge a higher rate for the Allocation Percentage in the future is invalid. To the extent other overcharges are identified that are not actual costs, we would seek to reconcile our opinions and reach a resolution.

B. The List of Government Entities with Whom the City of Dania Beach has a Conflict:

The City of Hollywood, Florida.

C. The Justification for Initiating the Conflict Resolution Procedures of the Act:

The City of Dania Beach believes that Hollywood is overcharging for wastewater services which should be charged at actual cost under the Large User Agreement and has been unsuccessful in having Hollywood engage in discussions to address these concerns or toll the statute of limitations pending the disposition of an appeal on similar issues arising under this same Large User Agreement.

DRAFT

D. A Proposed Date and Place for the Conflict Assessment Meeting Required by Section 164.1053 Fla. Stat.:

As required, a date is being chosen within ten days of the passing of the Resolution:

[INSERT DATE AND LOCATION FOR MEETING BETWEEN THE TWO CITY MANAGERS OR THEIR DELEGEES]

E. Suggestions as to which individuals should be in attendance at the Conflict Assessment Meeting.

It is suggested that the City Managers and the personnel in charge of reviewing and reconciling True Up Reports attend.

Of course, if Hollywood prefers to mediate these issues in lieu of a Chapter 164 proceeding, as is allowed by agreement under the statute, please let us know. We look forward to hearing from you.

Sincerely,

Ana M. Garcia, ICMA-CM
City Manager, Dania Beach

cc: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eve A. Boutsis, City Attorney
Frank DiPaolo, Chief Financial Officer
City of Pembroke Pines,
City of Hallandale Beach
Town of Pembroke Park
City of Miramar

DRAFT

City of Dania Beach
Finance Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Frank DiPaolo, Chief Financial Officer

SUBJECT: A Resolution establishing the preliminary non-ad valorem assessment rate for Fire Protection Services for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025

Request:
The Finance Department requests approval of a Resolution establishing preliminary non-ad valorem assessment rates for Fire Protection Services for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Background:

Since fiscal year 1997-1998, the City has levied an annual assessment to fund a portion of the costs for its Fire Protection Services. The budget and the City's call data was reviewed by the City's rate consultant, Raftelis Financial Consultants, to provide the assessment rates for the upcoming fiscal year. No EMS costs are funded with revenue from the special assessment.

The attached Preliminary Assessment Resolution sets forth the proposed assessment rates for the Fiscal Year 2024-2025. It also provides for a public hearing for the adoption of the final assessment roll for Wednesday, September 12th, 2024, and for notice for such hearing. The September 12th meeting is noticed through the annual TRIM (Truth in Millage) notices forwarded by the Broward County Property Appraiser's Office to all property owners, as well as published notice by the City Clerk. State law requires the City to conduct a public hearing to levy the special assessment, with no less than twenty (20) days' notice of the public hearing.

This year, the City utilized the services of Raftelis to prepare the annual methodology report, and the methodology used for the 2024-25 special assessment is the same as the previous year. A review was conducted in 2021 that resulted in a minor change in the methodology. The apportionment of costs was modified to provide for a more equitable sharing of costs among commercial and warehouse properties, especially those with higher square footage. This methodology accurately reflects the nature of Fire Protection Services provided by the City, including both call volume and property type.

Below is the comparative rate table for all property types:

Category	FY2024 Rate	FY2025 Rate	Difference
Acreage	$72.14	$85.23	+ $ 13.09
Commercial	$0.4100	$0.4213	+ $ 0.0113
Residential	$218.16	$241.05	+ $ 22.89
Warehouse/Industrial	$0.0300	$0.0488	+ $ 0.0188

The residential assessment rate will increase by $22.89 per residential unit, and this is primarily due to call volume and a higher demand for services. Rates for the commercial and warehouse/industrial categories have also increased somewhat, while the acreage rate increased significantly due to a shift in call volume.

Budgetary Impact

According to the consultant's methodology report, the maximum Fire Services assessable costs are estimated to be $9,141,077. Finance recommends assessing for approximately 92% of costs, resulting in a net budgeted levy of $7,500,000. The remaining costs of the Fire Protection budget, and all costs of EMS, will be funded by sources other than the special assessment.

Recommendation

Recommend that the City Commission adopt the Resolution establishing the preliminary non-ad valorem assessment rate for Fire Protection Services for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE IMPOSITION OF FIRE RESCUE ASSESSMENTS AND THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING AUTHORITY; PROVIDING FOR PROVISION AND FUNDING OF FIRE SERVICES; PROVIDING FOR IMPOSITION AND COLLECTION OF SUCH ASSESSMENTS; PROVIDING LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; PROVIDING UPDATED ASSESSMENT CALCULATIONS; ESTABLISHING PRELIMINARY NOT-TO-EXCEED ASSESSMENT RATES FOR FIRE ASSESSMENTS TO PROVIDE FOR THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF MAILED AND PUBLISHED NOTICE OF SUCH HEARING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in July of 1996, the City of Dania Beach ("City") implemented a Fire Rescue Assessment to provide a portion of the funding for the City's fire rescue services and facilities with the adoption of Ordinance No. 10-96, subsequently codified as Chapter 23, Article VIII of the City of Dania Beach Code of Ordinances (the "Fire Assessment Ordinance"), and imposed fire rescue assessments for Fiscal Year 1997-1998 with the adoption of Resolution No. 63-96 also referred to as Resolution No. 1996-063 (the 'Initial Assessment Resolution") and Resolution No. 72-96 also referred to as Resolution No. 1996-72 (the "Final Assessment Resolution", and together with the Initial Assessment Resolution, the "Initial Resolutions"); and

WHEREAS, the Fire Assessment Ordinance sets forth the process for annual administration of the Fire Rescue Assessments which includes adoption of (i) a Preliminary Rate Resolution describing the method of assessing fire rescue costs against Assessed Property located within the City, directing the preparation of an Assessment Roll, authorizing a public hearing and directing the provision of notice of such hearing, and (ii) an Annual Rate Resolution adopting the final assessment rates and directing billing and collection of the Fire Rescue Assessments for the forthcoming Fiscal Year; and

WHEREAS, in each year subsequent to 1996, the City has adopted the annual resolutions required by the Fire Assessment Ordinance for annual imposition and collection of the Fire Rescue Assessments; and

WHEREAS, to facilitate the understanding of the public and simplify the administration of the Fire Rescue Assessments, the City adopted Resolution No. 2017-084 and Resolution No. 2017-105 (collectively, the "2017 Resolutions") which superseded and supplanted all prior resolutions adopted pursuant to the Fire Assessment Ordinance without affecting the validity or effectiveness of any of the Fire Rescue Assessments adopted and imposed by such prior resolutions; and

WHEREAS, in each year subsequent to 2017, the City has adopted Preliminary Rate Resolutions and Annual Rate Resolutions in accordance with the requirements of the Fire Assessment Ordinance (such resolutions, together with the 2017 Resolutions, are referred to herein as the "Prior Assessment Resolutions"); and

WHEREAS, the City engaged the rate consulting firm Raftelis Financial Consultants, Inc. ("Raftelis") to prepare a study updating the data and methodology used by the City to calculate the Fire Rescue Assessment imposed against each property; and

WHEREAS, a copy of the FY 2025 Fire Services Assessment Study prepared by Raftelis (the "2024 Methodology Study") is attached hereto as Exhibit A; and

WHEREAS, the City Commission of the City of Dania Beach, Florida, deems it to be in the best interest of the citizens and residents of the City of Dania Beach to adopt this Preliminary Rate Resolution to begin the process of imposing Fire Rescue Assessments and approving and certifying the Assessment roll for the Fiscal Year commencing October 1, 2024 ("Fiscal Year 2024-25").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. Authority. This Resolution is adopted pursuant to the provisions of the Fire Rescue Assessment Ordinance, the Prior Assessment Resolutions, Florida Statutes 166.021, 166.041 and 197.3632, and other applicable provisions of law.

Section 2. Definitions, Purpose and Findings. Capitalized terms not otherwise defined herein shall have the meanings assigned in the Fire Assessment Ordinance and Prior Assessment Resolutions. This Resolution constitutes the Preliminary Rate Resolution for Fiscal Year 2024-25 which initiates the annual process for updating the Assessment Roll. This

Resolution ratifies, confirms and supplements the Fire Assessment Ordinance and Prior Assessment Resolutions. The recital clauses set forth above are incorporated herein as the legislative finding of the City Commission. All recitals and legislative findings concerning the special benefit conveyed by fire rescue services and facilities and the fair and reasonable apportionment of the Fire Rescue Assessments set forth in the Fire Assessment Ordinance and Prior Assessment Resolutions are specifically ratified, confirmed and incorporated in this Resolution.

Section 3. Provision and Funding of Fire Services. Upon the imposition of Fire Rescue Assessments for fire services, facilities, or programs against Assessed Property located within the City, the City shall provide fire services to such Assessed Property. A portion of the cost to provide such fire services, facilities, or programs shall be funded from proceeds of the Fire Rescue Assessments. The remaining costs required to provide fire services, facilities, or programs shall be funded by lawfully available City revenues other than Fire Rescue Assessment proceeds. No emergency medical services ("EMS") costs are included in the Fire Rescue Assessment, and EMS costs shall not be funded by Fire Rescue Assessment proceeds. It is ascertained, determined, and declared by this Resolution that each parcel of Assessed Property located within the City will be benefited by the City's provision of fire services, facilities, or programs in an amount not less than the Fire Rescue Assessment imposed against such parcel, computed in the manner as set forth in this Preliminary Rate Resolution.

Section 4. Imposition and Computation of Fire Rescue Assessments. The 2024 Methodology Study describing the method of apportioning the Fire Rescue Assessments among Assessed Property, a copy of which is attached hereto as Exhibit A, is hereby approved, adopted and incorporated herein by reference. Fire Rescue Assessments for Fiscal Year 2024-25 shall be imposed against all Assessed Property based on the apportionment methodology for the Fire Rescue Assessment approved by the Prior Assessment Resolutions as updated in the 2024 Methodology Study using the Fire Class Codes and Fire Basis data maintained by the Broward County Property Appraiser for each Assessed Property.

Section 5. Legislative Determinations of Special Benefit and Fair Apportionment.

Adoption of this Resolution constitutes a legislative determination that all parcels assessed derive a special benefit from the provision of fire rescue services, facilities and programs, and that the Fire Assessed Costs are apportioned fairly and reasonably among Assessed Properties, consistent

with the 2024 Methodology Study and the legislative declarations, determinations and findings as set forth in the Fire Assessment Ordinance and Prior Assessment Resolutions.

Section 6. Determination of Fire Assessed Costs; Establishment of Proposed Not-to-Exceed Fire Rescue Assessment Rates. The Fire Assessed Cost to be assessed and apportioned among Assessed Property for Fiscal Year 2024-25 is $7,820,586 which represents approximately 92% of the City's fire-related costs for Fiscal Year 2024-25 which are eligible for funding through the Fire Rescue Assessments. The remainder of such Fiscal Year budget for fire rescue services, facilities, and programs shall be funded from lawfully available City revenue other than Fire Rescue Assessment proceeds. The proposed Not-to-Exceed Fire Rescue Assessment Rates to generate the Fire Assessed Cost for such Fiscal Year are presented below. The approval of the Proposed Fire Rescue Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the maximum amount of the Fire Assessed Cost and the maximum, or not-to-exceed, rates that may be imposed and collected for the upcoming fiscal year.

PROPOSED NOT-TO-EXCEED FIRE RESCUE ASSESSMENT RATES FOR FISCAL YEAR 2024-25

PROPERTY USE CATEGORIES	RATE BASIS	RATE
Residential	**Per Dwelling Unit**	$ 241.05
Acreage/Vacant	**Per Acre**	$ 85.23
Commercial	**Per Square Foot**	$ 0.4213
Industrial/Warehouse	**Per Square Foot**	$ 0.0488

Section 7. Preliminary Assessment Roll. The City Manager or designee is directed to prepare, or cause to be prepared, an updated Preliminary Assessment Roll for Fiscal Year 2024-25, in the manner provided in the Fire Assessment Ordinance and this Resolution. The updated Assessment Roll shall include all Assessed Properties within the Fire Class Code categories and incorporate the Proposed Rates referenced in Section 6 above. Any property uses or classifications which were exempted from payment of the Fire Rescue Assessments by the Prior Assessment Resolutions shall be exempted from the Fire Rescue Assessments for Fiscal Year 2024-25. The City Manager or designee shall apportion the estimated Fire Assessed Cost to be recovered through Fire Rescue Assessments in the manner

approved and adopted in this Resolution. A copy of this Preliminary Rate Resolution, the Fire Assessment Ordinance, the Prior Assessment Resolutions, the 2024 Methodology Study, documentation related to the estimated amount of the Fire Assessed Cost to be recovered through the imposition of Fire Rescue Assessments, and the updated preliminary Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the updated Preliminary Assessment Roll proposed for Fiscal Year 2024-25 be in printed form if the amount of the Fire Rescue Assessment for each parcel of Assessed Property can be determined by the use of a computer terminal available to the public.

It is ascertained, determined, and declared by this Resolution that the method of determining the Fire Rescue Assessments for fire services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Assessed Cost among parcels of Assessed Property located within the City.

Section 8. Authorization of Public Hearing. There is established a public hearing to be held at 7:00 p.m. on September 12, 2024, in the City of Dania Beach City Commission Chamber, 100 West Dania Beach Boulevard, Dania Beach, Florida, at which time the City Commission will receive and consider any comments on the Fire Rescue Assessments. At the conclusion of such public hearing, the City Commission will consider adoption of the Annual Rate Resolution for Fiscal Year 2024-25 imposing the Fire Rescue Assessments for such Fiscal Year, approving and certifying the final Assessment Roll, and providing for collection of the assessments on the same bill as ad valorem taxes. Adoption of the Annual Rate Resolution after the public hearing and approval of the final Assessment Roll shall be the final adjudication of the issues presented therein (including, but not limited to, the determination of special benefit and fair apportionment, the method of apportionment, the Fire Rescue Assessment rates, the final Assessment Roll and the levy, collection and lien of the Fire Rescue Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the adoption of the Annual Rate Resolution.

Section 9. Notice of Publication. The City Clerk shall publish a notice of the public hearing authorized by Section 8 of this Preliminary Rate Resolution in the manner and time provided in Section 23-98 of the Ordinance.

Section 10. Notice by Mail. The Director of Finance shall provide information on the public hearing and the proposed not-to-exceed rates to the Broward County Property Appraiser's

Office to be included in the TRIM (Truth in Millage) Notice to serve as first class notice as required by the Fire Assessment Ordinance.

Section 11. Application of Assessment Proceeds. Proceeds derived by the City from the Fire Rescue Assessments will be utilized for the provision of fire services, facilities, and programs and will not be used for any EMS costs or services. In the event there is any unexpended or uncommitted assessment revenue remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire services, facilities, and programs.

Section 12. Conflict. That all resolutions or parts of resolutions in conflict with this Resolution are superseded and supplanted to the extent of such conflict.

Section 13. Severability. That if any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 14. Effective Date. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

SIGNATURE PAGE TO FOLLOW

ATTEST:

_____	_____
ELORA RIERA, MMC	ARCHIBALD J. RYAN IV
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A

FY 2024-2025 Fire Services Assessment Study

("2024 Methodology Study")

Dated June 26, 2024

Prepared by Raftelis Financial Consultants

CITY OF DANIA BEACH

FY 2025 Fire Services Assessment Study

FINAL REPORT / June 26, 2024

RAFTELIS

June 26, 2024

Frank DiPaolo
Chief Financial Officer
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004

Subject: **FY 2025 Fire Services Assessment Study**

Dear Mr. DiPaolo:

Raftelis Financial Consultants, Inc. (Raftelis) is pleased to present this report of the FY 2025 Fire Services Assessment Study that we have conducted for the City. This report presents the analysis of the study for consideration and adoption of the initial resolution hearing.

We appreciate the opportunity to be of service to the City and would like to thank the City staff for their valuable assistance and cooperation throughout the course of this study.

Respectfully Submitted,

Raftelis Financial Consultants, Inc.

Mike Burton
Executive Vice President

Joe Williams
Senior Manager

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EXECUTIVE SUMMARY

Introduction

The City of Dania Beach ("the City") has annually levied and collected a Non-Ad Valorem Fire Assessment against benefitted properties within the City to fund the provision of fire services beginning Fiscal Year 1997. The City annually considers the continuance of the Fire Assessment program and the amount to be funded for Fire Services. The City currently imposes Fire Assessments based upon the 2023 Assessment Methodology report prepared by Munilytics. This study intends to update the Fire Assessment program using current property, cost and calls for service data. The City's current FY 2024 Fire Assessment billed approximately $7.3 million, with estimated net collections of $6.9 million. The calls for service data used to provide the basis of Fire Service cost allocation to property types can change over time, therefore periodic updates to the Fire Assessment calculations are required to accurately and fairly reflect current allocation parameters to benefited properties.

In accordance with Florida Law, the costs associated with providing Fire Services and facilities must be reasonably apportioned to the properties that receive a benefit from Fire Service in proportion to the benefit received. Therefore, the recommended Fire Assessments calculated in this study were developed such that the costs incurred by the City in providing Fire Service will be recovered through assessments to properties in proportion to the benefit received by the demand for service as reflected in the calls for service from each respective property class.

Study Procedures

The study first identifies the full Fire Services cost requirements for Fiscal Year (FY) 2025 that recognizes the high level of service traditionally provided by BSO and the City. This was accomplished by first allocating the full FY 2025 Proposed Fire Department budget between Fire Services and Emergency Medical Services (EMS) as required by Florida state statute. We also projected annual cost requirements for providing Fire Services in each year of a multi-year projection period from FY 2025 through FY 2029. This was accomplished through several interactive work sessions with City staff to confirm allocation parameters, cost escalation rates and the projected capital improvement plan.

The FY 2025 Fire Service Net Revenue Requirement identified in the budget allocation and projection process was then apportioned to each property class based upon National Fire Incident Reporting System (NIFRS) calls for service data provided by the BSO. The FY 2024 Certified Fire Rescue Non-Ad Valorem Assessment Roll (the FY 2024 Roll) provided by the Broward County Property Appraiser was used as the primary data source for assigning assessment units to each parcel. Property classifications were based upon the currently assigned Fire Class Codes for each parcel as maintained on the Property Appraiser's database. Once the allocation to property classes was complete, the Fire Assessment rate structure was developed and specific Fire Assessment rates for each property class were developed.

Summary of Study Results

Full (100%) Cost Recovery Rate Calculation

To calculate the FY 2025 Fire Assessments, we utilized the apportioned costs and total units per property classification as discussed in detail in subsequent sections of this report. The amount of assessable costs allocable to

each property class was divided by the number of assessment units identified in each property class to compute the Fire Assessment to be imposed against each parcel. Table ES 1 below presents the calculated FY 2025 Assessment Rates at full (100%) cost recovery, as well as a comparison of the existing FY 2024 Assessment Rates:

Table ES 1 – FY 2025 Assessment Rate Calculation – Full (100%) Cost Recovery

BCPA Category Description	BCPA Code	Call Allocation %	Allocated FY 2025 NRR	Allocated Units	Unit Type	FY 2025 - Calculated Rates per Unit	FY 2024 - Current Rates per Unit
Acreage (Vacant)	A	0.76%	$ 69,886	754	Acre	$ 92.64	$ 72.14
Commercial	C	41.08%	$ 3,755,203	8,198,639	Sq Ft	$ 0.4580	$ 0.41
Residential	R	49.95%	$ 4,565,879	17,426	Dwelling Unit	$ 262.01	$ 218.16
Warehouse/Industrial	W	3.82%	$ 349,430	6,585,567	Sq Ft	$ 0.0530	$ 0.0300
Government, Exempt	X	3.62%	$ 330,793	927,106	Sq Ft	$ 0.3568	N/A
Not For Profit, Exempt	Y	0.76%	$ 69,886	460,896	Sq Ft	$ 0.1516	N/A
		100.00%	$ 9,141,077				

While the full cost FY 2025 Net Revenue Requirement is apportioned to all properties, the actual revenue realized will be less because exempted property is included in the apportionment but cannot be billed/assessed. In addition, a 96% budget adjustment factor was used to calculate the estimated net collected revenue after accounting for early payment discounts to the assessment bills. Table ES 2 below presents the estimated net billed and estimated assessment revenue at full (100%) cost recovery.

Table ES 2 – Net Billed and Estimated Collected Revenue – Full (100%) Cost Recovery

BCPA Category Description	BCPA Code	Allocated Assessment	Less: Exemptions	Total Billed Assessment
Acreage (Vacant)	A	$ 69,886	$ (4,480)	$ 65,406
Commercial	C	$ 3,755,203	$ (1,216)	$ 3,753,987
Residential	R	$ 4,565,879	$ (231,710)	$ 4,334,169
Warehouse/Industrial	W	$ 349,430	$ (2,120)	$ 347,309
Government, Exempt	X	$ 330,793	$ (330,793)	$ -
Not For Profit, Exempt	Y	$ 69,886	$ (69,886)	$ -
		$ 9,141,077	$ (640,206)	$ 8,500,871
		Budgetary Adjustment/Discount		96%
		FY 2025 Estimated Collected Revenue		**$ 8,160,836**

Partial Cost Recovery Rate Calculation - $7,500,000 Target Revenue

The City has requested Raftelis to calculate the assessments targeting net collected revenue at $7,500,000. To accomplish the revenue target, the NRR was reduced to 92% of the total potential costs. Table ES 3 below presents the rate calculations for this revenue target, while Table ES 4 shows the calculation of the target revenue.

Table ES 3 – FY 2025 Assessment Rate Calculation - $7,500,000 Target Revenue (92% Cost Recovery without deductions for exemptions)

BCPA Category Description	BCPA Code	Call Allocation %	Allocated FY 2025 NRR	Allocated Units	Unit Type	FY 2025 - Calculated Rates per Unit	FY 2024 - Current Rates per Unit
Acreage (Vacant)	A	0.76%	$ 64,295	754	Acre	$ 85.23	$ 72.14
Commercial	C	41.08%	$ 3,454,787	8,198,639	Sq Ft	$ 0.4213	$ 0.41
Residential	R	49.95%	$ 4,200,609	17,426	Dwelling Unit	$ 241.05	$ 218.16
Warehouse/Industrial	W	3.82%	$ 321,475	6,585,567	Sq Ft	$ 0.0488	$ 0.0300
Government, Exempt	X	3.62%	$ 304,330	927,106	Sq Ft	$ 0.3282	N/A
Not For Profit, Exempt	Y	0.76%	$ 64,295	460,896	Sq Ft	$ 0.1395	N/A
		100.00%	$ 8,409,791				

Table ES 4 – Net Billed and Estimated Collected Revenue (includes deduction of exemptions) - $7,500,000 Target Revenue

BCPA Category Description	BCPA Code	Allocated Assessment	Less: Exemptions	Total Billed Assessment
Acreage (Vacant)	A	$ 64,295	$ (4,121)	$ 60,174
Commercial	C	$ 3,454,787	$ (1,611)	$ 3,453,176
Residential	R	$ 4,200,609	$ (213,160)	$ 3,987,449
Warehouse/Industrial	W	$ 321,475	$ (1,689)	$ 319,787
Government, Exempt	X	$ 304,330	$ (304,330)	$ -
Not For Profit, Exempt	Y	$ 64,295	$ (64,295)	$ -
		$ 8,409,791	$ (589,205)	$ 7,820,586
		Budgetary Adjustment/Discount		96%
		FY 2025 Estimated Collected Revenue		**$ 7,507,763**

Section 1 – Introduction

Background

The City of Dania Beach ("the City") has annually levied and collected a Non-Ad Valorem Fire Assessment against benefitted properties within the City to fund the provision of fire services beginning Fiscal Year 1997. The City annually considers the continuance of the Fire Assessment program and the amount to be funded for Fire Services. The City currently imposes Fire Assessments based upon the 2023 Assessment Methodology report prepared by Munilytics. This study intends to update the Fire Assessment program using current property, cost and calls for service data. The City's current FY 2024 Fire Assessment rates by property class are presented in Table 1 below. These rates billed approximately $7.3 million, with estimated net collections of $6.9 million.

Table 1 – Current FY 2024 Fire Assessment Rates

BCPA Category Description	Current Rates per Unit	Unit Type
Acreage (Vacant)	$ 72.14	Acre
Commercial	$ 0.4149	Sq Ft
Residential	$ 218.16	Dwelling Unit
Warehouse/Industrial	$ 0.0300	Sq Ft

The calls for service data used to provide the basis of Fire Service cost allocation to property types can change over time, therefore periodic updates to the Fire Assessment calculations are required to accurately and fairly reflect current allocation parameters to benefited properties.

The term "Fire Services" as used in this study refers to the twenty-four hours per day, seven days per week service for fire suppression provided to City properties. The City has previously determined that the owners of property benefited by the proposed Fire Services should share in funding these services by imposition of non-ad valorem assessments. The City can fund through assessments up to 100% of the net Fire Services assessable costs, estimated to be $9,141,077 in fiscal year 2025, as detailed in subsequent sections of this report. The City contracts with the Broward Sheriff's Office (BSO) for Fire Rescue Services and it also has legacy pension and other City costs that must continue to be funded in addition to those pension costs charged by BSO.

Methodology

The development of a Non-Ad Valorem Assessment to fund Fire Services requires that the services and facilities for which properties are to be assessed confer a special benefit upon the property burdened by the special assessment. Simply stated, there must be a logical relationship between the services and facilities provided and the benefit to real property assessed.

In addition to the special benefit requirement, the costs associated with providing the services and facilities must be reasonably apportioned to the properties that receive a benefit from Fire Service in proportion to the benefit received. Therefore, the recommended Fire Assessments calculated in this study were developed such that the costs incurred by the City in providing Fire Service will be recovered through assessments to properties in

proportion to the benefit received by the demand for service as reflected in the calls for service from each respective property class.

This part of the report describes the assessment methodology used to develop the Fire Assessments. The first section discusses relevant Florida Law regarding Special Non-Ad Valorem Assessments, followed by sections discussing how Florida Law has been applied to the determination of special benefit and the apportionment of the annual revenue requirements of the Fire Assessment to benefitting properties.

SUMMARY OF RELEVANT FLORIDA LAW GOVERNING SPECIAL ASSESSMENTS

This section discusses relevant Florida Law regarding special non-ad valorem assessments as it relates to the City's proposed Fire Assessment program. The discussion covers how Florida law relates to special benefit and proportional benefit.

Special non-ad valorem assessments are a revenue source available to local governments in Florida to fund capital improvements as well as operations and maintenance expenses for essential services such as roads, drainage, Fire Services, utilities, etc. Florida case law has established two requirements for the imposition of a non-ad valorem special assessment. These two requirements have become known as the "two-pronged test". They are 1) the property assessed must derive a special benefit from the improvement, service or facilities provided, and 2) the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit.

In considering special benefit, the following question must be considered, "Can a special benefit be derived from Fire Service by all properties within the City to meet the first prong of the two pronged test, even if all properties are not improved and/or do not receive calls for service?". The answer is yes, based in part upon the Florida Supreme Court determination in *Fire District No. 1 of Polk County v. Jenkins*, a sufficient special benefit is derived by the availability of fire services to justify the imposition of the special assessment. Also, in *Meyer v. City of Oakland Park*, the Court upheld a sewer assessment on both improved and unimproved property, stating that the benefit need not be direct or immediate but must be substantial, certain and capable of being realized within a reasonable time. Also, In *City of Hallandale v. Meekins*, the Court indicated that the proper measure of benefits accruing to property from the assessed improvement was not limited to the existing use of the property, but extended to any future use which could reasonably be made.

PROPORTIONAL BENEFIT

It is well settled under Florida law that local governments are afforded great latitude regarding legislative determinations of special benefit and reasonable apportionment of costs (as evidenced by the Florida Supreme Court finding in *City of Boca Raton v. State of Florida*), that the apportionment of benefits is a legislative function, and that legislative determinations as to benefit and apportionment will be upheld unless the determination is arbitrary – that is, if reasonable persons may differ as to whether the land assessed was benefitted by the local improvement, the findings of the City officials must be sustained. In *City of Boca Raton v. State of Florida*, the Florida Supreme Court also determined that the manner of the assessment is immaterial and may vary, as long as the amount of the assessment for each tract is not in excess of the proportional benefits as compared to other assessments on other tracts. Accordingly, while any number of methodologies may be available for a given service or improvement, the community imposing the assessment is at liberty to select the methodology which provides the best fit in terms of local needs and circumstances.

SPECIAL BENEFIT – THE FIRST PRONG OF THE TWO-PRONGED TEST

Based upon discussions with City staff about the extent and nature of the Fire Services provided, we have concluded that all parcels within the City receive a special benefit from the Fire Services provided by BSO. In considering special benefit, it is important to consider that BSO maintains its Fire resources at a level that provides a response readiness condition to respond to calls for service throughout the City at relatively equal levels of service. When needed, responses are made to calls for service without discrimination as to the property type, size, location within the City, or any other factors specific to the property requiring the service. In addition, Vacant lands not used actively in the production of agricultural products and services have Fire Services provided to them, and the City has determined that Fire Services provided to those lands derive benefit to them, due to the urbanized nature of the City.

As such, all properties receive a special benefit from the mere availability of Fire Services. Such benefit is independent of, and realized even in the absence of, a call or need for actual service. The benefits include:

- Continuous availability of immediate response to fire.
- Provision of first responder medical aid to protect the life and safety of occupants.
- Enhanced property value, marketability of and/or ability to develop property.
- Lowering the cost of Fire Insurance by the presence of a professional and comprehensive Fire Service
- Protection against the spread of fire to neighboring parcels, thereby limiting and containing liability.
- Increased use and enjoyment of the parcel derived from continual and immediately available comprehensive fire protection service should the need arise.
- Enhanced marketability and value of the parcel when compared to a similarly configured parcel for which fire protection services are unavailable.

Therefore, the first prong of the two-pronged test (the property burdened by the assessment must derive a special benefit from the service provided by the assessment) is met because all properties in the City receive a special benefit from the City-wide Fire Service provided by BSO.

FAIR APPORTIONMENT – THE SECOND PRONG OF THE TWO-PRONGED TEST

In considering the assessment methodology, the second prong of the two-pronged test requires that the costs of the assessment must be fairly and reasonably apportioned among the properties that receive the special benefit. The Fire Services apportionment methodology used in this study allocates assessable costs based on the demand for Fire Services by classes of real property use as identified on the real property assessment roll prepared for the levy of ad valorem taxes. First, the assessable Fire Services costs are allocated among real property use categories based upon the historical demand for these services (cost apportionment). This demand is identified by examining the past three years of fire incident/calls for service data as reported by BSO to the State Fire Marshal's office. Second, the costs attributed to each property class are apportioned among the parcels on a per dwelling unit basis for Residential uses, a square footage basis for non-residential uses, and a per acre basis for vacant parcels (parcel apportionment). Further discussion of the consideration of fair apportionment is continued after the presentation of source data, methodology and assessment rate calculation in subsequent sections of this report.

Section 2 – Fire Services Costs

Fire and Rescue Service Allocation

Florida case law requires that the imposition of a special assessment for Fire Services only be used to fund Fire Services and first response rescue services. A Fire Assessment may not fund Emergency Medical Services (EMS), including transportation (Florida Supreme Court opinion in *City of North Lauderdale v. SMM Properties -825 So.2d 343 Fla. 2002).*

The City utilizes personnel who are certified firefighters that may also be qualified medical personnel. Personnel assigned to medical units may also be called upon to assist in firefighting duties. Because emergency medical services are not services for which the City can assess property, costs for those services cannot be included in the total fire services costs to determine the allowable assessed costs. Mutual aid services provided by other Fire Departments do not cost the City anything and those calls accordingly are not considered in this assessment.

BSO provides the City with an annual "Consideration" budget that becomes the contract cost for the ensuing fiscal year. The budget is for fire, rescue, inspection, and administrative costs of providing fire rescue services. Additionally, the City has costs in addition to its contract with BSO. When BSO took over fire rescue operations from the City, it was left with significant legacy pension costs related to its former employees that still must be funded. Similarly, the City must fund those employees share of the City's other post-employment benefits (generally retiree medical costs). The City must also pay for the costs of administering the assessment itself. These costs include legal and professional fees, notification fees from the property appraiser's office, advertising, and discounts allowed on early payments of property tax bills. Of the sum of these costs, only those costs directly attributable or allocated to fire services can be included in the assessment.

The remaining costs relate to the combined fire and EMS and must be allocated between the operations of those two services. While there are many ways to allocate the costs of these services, we have chosen to allocate them in proportion to the staffing of full-time equivalents (FTEs) by their function and shift assignment per apparatus. Fire Services budgets are largely driven by personnel costs. Fire costs are largely driven by insuring standby availability in the event of a fire. Similarly, EMS costs are largely driven by insuring standby availability in the event of a medical emergency. Although calls for service are used to allocate the Fire Services costs to the property classes (which is discussed in a later section of this report), calls for service are not a good basis for allocation between Fire Services and EMS because of the standby nature of those services which require a constant employ of personnel and facilities to be ready to respond.

Accordingly, we believe that the fairest apportionment method is one that utilizes a personnel assignment-based allocation. As of FY 2025, BSO operates two fire suppression apparatus vehicles (Quints) and three rescue vehicles. The Quints each require three personnel each shift. Two of the rescue units maintain three personnel per shift, while the other maintains two personnel per shift. Each unit requires three sets of personnel by shift, therefore FTEs for each apparatus are multiplied by three times the personnel assignment per shift. BSO maintains one Fire Prevention Officer, and five Fire Safety Inspectors, all fully allocated to Fire Services. Finally, the District Fire Chief and Administrative Assistant are allocated to Fire and Rescue by the weighted results of the directly allocated personnel. Table 2 below presents the results of the personnel allocation.

Table 2 – Allocation of Personnel between Fire and Rescue

Assignment/Position	Full Time Equivalents	Fire	Rescue	Allocation
Quint 1	9	9		Direct Fire
Quint 17	9	9		Direct Fire
Rescue 1	9		9	Direct Rescue
Rescue 1	6		6	Direct Rescue
Rescue 17	9		9	Direct Rescue
Fire Prevention Officer	1	1		Direct Fire
Fire Safety Inspectors	5	5		Direct Fire
District Fire Chief	1	0.50	0.50	Weighted
Administrative Assistant	1	0.50	0.50	Weighted
Total	50	25.00	25.00	
Fire/Rescue Allocation		50.00%	50.00%	

Calculation of the Net Revenue Requirement

To calculate the Fire Services Net Revenue Requirement (NRR) for FY 2025 and beyond, the proposed FY 2025 BSO budget as well as other City costs for Fire Services were projected using cost escalation factors identified by City Staff. In each year of the projection period, offsetting revenues from other sources were deducted from the expenditure requirements so that the full complement of dedicated Fire revenues is not double recovered. A 4% allowance (i.e. assumed reduction in fee revenues) for early payment/statutory discounts was included to determine the annual net revenue requirements to be recovered by the fire assessment fees. The projection of Fire Services Net Revenue Requirement for FY 2025 – FY 2029 is presented in Table 3. The Net Revenue Requirement in FY 2025 through FY 2029 represents 100% Cost Recovery or Maximum Allocated costs for the annual assessments as calculated herein. The maximum allocated cost for the FY 2025 Fire Assessment is $9,141,077.

Table 3 – Calculation and Projection of the Net Revenue Requirement

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Annual Escalation Factor
Expenditures						
Broward Sheriff's Office	$ 18,953,233	$ 19,806,128	$ 20,697,404	$ 21,628,787	$ 22,602,083	4.50%
City Fire Costs	$ 992,239	$ 1,036,890	$ 1,083,550	$ 1,132,310	$ 1,183,263	4.50%
Other City Operating Expenses	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	0.00%
Property Appraiser and Tax Collector Fees	$ 7,896	$ 8,133	$ 8,377	$ 8,628	$ 8,887	3.00%
Advertisements	$ 6,500	$ 6,500	$ 6,500	$ 6,500	$ 6,500	0.00%
Legal and Professional Fees	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	0.00%
Consultant Costs - Assessment Updates	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	
Total Expenditures	$ 19,970,868	$ 20,868,651	$ 21,806,831	$ 22,787,225	$ 23,811,733	
Less: Direct EMS Costs	$ (130,000)	$ (135,850)	$ (141,963)	$ (148,352)	$ (155,027)	4.50%
Less: New Rescue Vehicle Cost	$ (420,000)	$ (420,000)	$ (420,000)	$ (420,000)	$ (420,000)	0.00%
Total Net Fire Costs Before Allocation	$ 19,420,868	$ 20,312,801	$ 21,244,868	$ 22,218,874	$ 23,236,706	
% Allocated to Fire [1]	50.00%	50.00%	50.00%	50.00%	50.00%	
Assessable Fire Costs	$ 9,710,434	$ 10,156,401	$ 10,622,434	$ 11,109,437	$ 11,618,353	
Less: Attributed Revenues						
Hazmat Permit Fees	$ (35,000)	$ (35,000)	$ (35,000)	$ (35,000)	$ (35,000)	0.00%
Fire Inspection Fees	$ (900,000)	$ (931,500)	$ (964,103)	$ (997,846)	$ (1,032,771)	3.50%
Total Attributed Revenues	$ (935,000)	$ (966,500)	$ (999,103)	$ (1,032,846)	$ (1,067,771)	
Net Assessable Fire Costs	$ 8,775,434	$ 9,189,901	$ 9,623,331	$ 10,076,591	$ 10,550,582	
Plus: Assessment Discounts (4%)	$ 365,643	$ 382,913	$ 400,972	$ 419,858	$ 439,608	
Net Revenue Requirement	**$ 9,141,077**	**$ 9,572,813**	**$ 10,024,303**	**$ 10,496,449**	**$ 10,990,190**	

Section 3 – Calculation of the Fire Assessment

Assessment Property Classifications

Using the Broward County Property Appraisers (BCPA) tax roll data, benefited parcels were identified using the various categories of land use codes within that data set. Additionally, and to keep the proposed apportionment categories as close to the existing categories as possible, we relied upon the Fire Class codes currently maintained by the BCPA. The BCPA has previously identified and coded the improved properties by type and assigned each parcel an appropriate Fire Class Code. We reviewed consistency in this data, and it was determined to be of high accuracy. This data has also undergone considerable review over time through prior studies. The Fire Class codes used are as follows:

- **Residential ("R")** This includes all residential dwelling units, be they single family, multifamily, mobile homes, or mobile home lots. This includes separate or attached guest houses or "granny flats" or anything considered a residential dwelling unit.
- **Commercial ("C")** This includes all property used for commercial activity, except where otherwise identified by its own Fire Class code and includes office and retail uses. It also includes recreational vehicle lots converted to commercial square footage as provided by statute.
- **Government ("X")** This includes any property owned by a federal, state, or local government.
- **Special ("S", and generally mixed use)** This includes property that has more than one use or improvement that contains more than one Fire Class code. An example might be a parcel which contained both a warehouse and an office use. Each use will be assigned the cost for that use.
- **Vacant Acreage Parcels Not Developed ("A")** This includes land that does not contain any improvement or structure but excludes property classified as agricultural.
- **Warehouse/Industrial ("W")** This includes manufacturing and processing sites, storage units (whether for commercial or non-commercial purposes), and warehousing sites.
- **Miscellaneous ("Y")** This includes properties that are used for Charitable, Educational, Literary, Scientific, or Religious organizations, or other properties defined under Florida Statutes. These properties may be assessed or may be excluded by the City from year-to- year.

It should also be noted that properties that can sometimes be exempt from this assessment (e.g., church-owned residential properties, portions of warehouses used for exempt purposes, portions of office buildings used for exempt purposes) remain classified as "R", "C", "W", etc. and are included in the assessment calculations, but are not assessed if the City has excluded them from the assessment levy. In addition, all Residential, Vacant, Commercial or Warehouse units for parcels categorized as "X" or "Y" are assigned to the relevant assessment types for allocation and rate calculation, even though the parcels are exempt ultimately not billed. For example, if a property is shown to contain a single-family residential dwelling ("R") but is owned by a Church ("Y"), it's dwelling unit will be allocated to the Residential rate calculation, but the parcel will not be billed the assessment. Again, these codes are used by BCPA to assist them in the administration of their rolls, and we believe them to be highly accurate at the parcel level.

Each BCPA parcel for the City also has, in addition to a Fire Class code, a Fire Basis element, which indicates the number of applicable billing units located on the parcel. For example, a single-family residential dwelling unit would have a Fire Basis element of "1", indicating that the fixed residential assessment rate would be multiplied by "1" to arrive at an assessment amount and a duplex residential dwelling unit would have a Fire Basis element of "2", indicating that the fixed residential assessment rate would be multiplied by "2" to arrive at an assessment amount, and so on. Commercial, Warehouse/Industrial, and Not-for-profit are based upon the square footage of buildings on the property. The sum of all structures of similar fire class are added together to determine the total square footage for each fire class on each parcel. Acreage is based upon the number or fraction of an acre for the parcel. The Fire Class code "S", Special, generally includes mixed-use parcels that have mixed assessment rates applied to them. The sum of each category (e.g., "Residential", "Commercial", etc.) are added together within this coding. The Fire Basis element code in this Fire Class code in this category indicates the amount of the assessment for that Fire Class code. The BCPA handles mixed-use parcels as exceptions and manually calculates the assessment based upon the particular mix of uses that exist on those parcels.

Mobile Home parks are assessed whether or not a lot/space is occupied. Each mobile home lot/space is assessed a residential assessment rate. The commercial component of a mobile home park may include a calculation based on the total of any commercial structures located on the parcel plus an assigned commercial structure size of the minimum square footage of 1,200 square feet that is mandated by the Department of Health under Chapter 64E-15.002(3), Florida Administrative Code for Recreational Vehicle Park spaces and a square footage of 500 square feet for tent spaces inside Recreational Vehicle Parks, also as mandated by Chapter 64E-15.002(3), Florida Administrative Code. The City does not have any parks that have only recreational vehicles. Mobile home parks are mixed-use parcels.

There were 14,081 unique parcels or folio numbers within the City of Dania Beach fire assessment district provided to us by the BCPA in June 2024. Among these individual parcels are non-assessable, fully excluded parcels such as residential multi-family common areas, submerged lands, lake bottoms, right of ways, etc. For all real property used in the allocation of the NRR, the unit counts by BCPA Fire Class category code and use code counts appear below:

Table 4 – Identified Units by BCPA Fire Class Category

BCPA Category Description	BCPA Code	Allocated Units	Unit Type
Acreage (Vacant)	A	754	Acres
Commercial	C	8,198,639	Sq Ft
Residential	R	17,426	Dwelling Units
Warehouse/Industrial	W	6,585,567	Sq Ft
Government, Exempt	X	927,106	Sq Ft
Not For Profit, Exempt	Y	460,896	Sq Ft

The City may not ultimately assess all the properties within these fire class categories for Fire Services as the City traditionally has exempted some uses (e.g., non-profits, houses of worship, and other properties also exempt from property taxes) of property from the fire assessment. Commercial, Warehouse/Industrial, and, if levied, Not-for-profit parcels are assessed based on square footage of the structures by fire class on each parcel. The costs associated with any exempt parcels have not been reallocated to the remaining non-exempt parcels and those costs are assumed by other sources of City revenue.

Calls For Service Analysis

The costs identified in this study are apportioned to property categories based upon an analysis of the calls for service data provided by BSO. The call/incident data identified the number and type of calls made by City Fire and EMS vehicles for a three-year period of January 1, 2021 – December 31, 2023. The call/incident data is extracted from the National Fire Incident Reporting System (NIFRS).

The data field containing the type of call/incident was used to separate calls determined to be Fire Services, and those determined to be EMS or other non-Fire calls. Only Fire Services calls were used for the apportionment of the Fire Assessments. **Schedule 1 of Appendix A** presents the full list of unique call/incident types in the data set provided by BSO, and the identification of incident type as being either Fire or EMS for the assessment calculations. Certain call types were considered Non-Fire related such as cancelled calls, false alarms or erroneous records. We also excluded from the call data calls to property that was located outside of the City limits or served for fire rescue by other entities, such as the Fort Lauderdale/Hollywood International Airport or Port Everglades. The call data represented 23,339 calls over the three-year time period. Of these calls, 2,114 were identified by incident type as Fire related, 7,608 were identified as EMS/Rescue/Mutual Aid/Other.

Beyond identifying the call/incident type, we then allocated the Fire calls using property types as coded in the call data. **Schedule 2 of Appendix A** presents each unique property use code in the NIFRS data, and the application of the property categories to each code as utilized in this study. Of the 2,114 calls identified as Fire related, 1,962 were calls to real property and specific property uses. The remaining 152 calls were to non-real property or non-specific property and were therefore excluded from the apportionment analysis.

The remaining 1,962 calls were assigned to the assessment property classifications. Table 5 below illustrates the assignment of calls to the property categories identified in the previous subsection. The percentages identified in the Fire Calls to Real Property are used to allocate the FY 2025 Net Revenue Requirement to each property class.

Table 5 – Fire Call Allocation to Real Property, by Property Type

All Eligible Calls - Real Property	BCPA Code	3-Year Call Total	% of Total
Acreage, Vacant, Lot	A	15	0.76%
Commercial	C	806	41.08%
Residential	R	980	49.95%
Warehouse/Industrial	W	75	3.82%
Government	X	71	3.62%
Not For Profit	Y	15	0.76%
		1,962	**100.00%**

Apportionment of the Net Revenue Requirement

The next step in the Fire Assessment calculation is to allocate the FY 2025 Net Revenue Requirement amongst the property classes. This is done by utilizing the allocations of Fire calls to real property as identified in the previous section. Featured below, Table 6 contains the apportionment of the FY 2025 Net Revenue Requirement to the identified property classes.

Table 6 – Allocation of FY 2025 Net Revenue Requirement

BCPA Category Description	BCPA Code	Call Allocation %	Allocated FY 2025 NRR
Acreage (Vacant)	A	0.76%	$ 69,886
Commercial	C	41.08%	$ 3,755,203
Residential	R	49.95%	$ 4,565,879
Warehouse/Industrial	W	3.82%	$ 349,430
Government, Exempt	X	3.62%	$ 330,793
Not For Profit, Exempt	Y	0.76%	$ 69,886
Total:		100.00%	$ 9,141,077

Fire Assessment Rate Calculation

Full (100%) Cost Recovery Rate Calculation

To calculate the FY 2025 Fire Assessments, we utilized the apportioned costs and total units per property classification as identified in the previous sections of this report. The amount of assessable costs allocable to each property class was divided by the number of assessment units identified in each property class to compute the Fire Assessment to be imposed against each parcel. Table 7 below presents the calculated FY 2025 Assessment Rates at full (100%) cost recovery, as well as a comparison of the existing FY 2024 Assessment Rates:

Table 7 – FY 2025 Assessment Rate Calculation – Full (100%) Cost Recovery

BCPA Category Description	BCPA Code	Call Allocation %	Allocated FY 2025 NRR	Allocated Units	Unit Type	FY 2025 - Calculated Rates per Unit	FY 2024 - Current Rates per Unit
Acreage (Vacant)	A	0.76%	$ 69,886	754	Acre	$ 92.64	$ 72.14
Commercial	C	41.08%	$ 3,755,203	8,198,639	Sq Ft	$ 0.4580	$ 0.41
Residential	R	49.95%	$ 4,565,879	17,426	Dwelling Unit	$ 262.01	$ 218.16
Warehouse/Industrial	W	3.82%	$ 349,430	6,585,567	Sq Ft	$ 0.0530	$ 0.0300
Government, Exempt	X	3.62%	$ 330,793	927,106	Sq Ft	$ 0.3568	N/A
Not For Profit, Exempt	Y	0.76%	$ 69,886	460,896	Sq Ft	$ 0.1516	N/A
		100.00%	$ 9,141,077				

While the full cost FY 2025 Net Revenue Requirement is apportioned to all properties, the actual revenue realized will be less because exempted property is included in the apportionment but cannot be billed/assessed. In addition, a 96% budget adjustment factor was used to calculate the estimated net collected revenue after accounting for early payment discounts to the assessment bills. Table 8 below presents the estimated net billed and estimated assessment revenue at full (100%) cost recovery.

Table 8 – Net Billed and Estimated Collected Revenue – Full (100%) Cost Recovery

BCPA Category Description	BCPA Code	Allocated Assessment	Less: Exemptions	Total Billed Assessment
Acreage (Vacant)	A	$ 69,886	$ (4,480)	$ 65,406
Commercial	C	$ 3,755,203	$ (1,216)	$ 3,753,987
Residential	R	$ 4,565,879	$ (231,710)	$ 4,334,169
Warehouse/Industrial	W	$ 349,430	$ (2,120)	$ 347,309
Government, Exempt	X	$ 330,793	$ (330,793)	$ -
Not For Profit, Exempt	Y	$ 69,886	$ (69,886)	$ -
		$ 9,141,077	$ (640,206)	$ 8,500,871
		Budgetary Adjustment/Discount		96%
		FY 2025 Estimated Collected Revenue		**$ 8,160,836**

Partial Cost Recovery Rate Calculation - $7,500,000 Target Revenue

The City has requested Raftelis to calculate the assessments targeting net collected revenue at $7,500,000. To accomplish the revenue target, the NRR was reduced to 92% of the total potential costs. Table 9 below presents the rate calculations for this revenue target, while Table 10 shows the calculation of the target revenue.

Table 9 – FY 2025 Assessment Rate Calculation - $7,500,000 Target Revenue (92% Cost Recovery without deductions for exemptions)

BCPA Category Description	BCPA Code	Call Allocation %	Allocated FY 2025 NRR	Allocated Units	Unit Type	FY 2025 - Calculated Rates per Unit	FY 2024 - Current Rates per Unit
Acreage (Vacant)	A	0.76%	$ 64,295	754	Acre	$ 85.23	$ 72.14
Commercial	C	41.08%	$ 3,454,787	8,198,639	Sq Ft	$ 0.4213	$ 0.41
Residential	R	49.95%	$ 4,200,609	17,426	Dwelling Unit	$ 241.05	$ 218.16
Warehouse/Industrial	W	3.82%	$ 321,475	6,585,567	Sq Ft	$ 0.0488	$ 0.0300
Government, Exempt	X	3.62%	$ 304,330	927,106	Sq Ft	$ 0.3282	N/A
Not For Profit, Exempt	Y	0.76%	$ 64,295	460,896	Sq Ft	$ 0.1395	N/A
		100.00%	$ 8,409,791				

Table 10 – Net Billed and Estimated Collected Revenue (includes deduction of exemptions) - $7,500,000 Target Revenue

BCPA Category Description	BCPA Code	Allocated Assessment	Less: Exemptions	Total Billed Assessment
Acreage (Vacant)	A	$ 64,295	$ (4,121)	$ 60,174
Commercial	C	$ 3,454,787	$ (1,611)	$ 3,453,176
Residential	R	$ 4,200,609	$ (213,160)	$ 3,987,449
Warehouse/Industrial	W	$ 321,475	$ (1,689)	$ 319,787
Government, Exempt	X	$ 304,330	$ (304,330)	$ -
Not For Profit, Exempt	Y	$ 64,295	$ (64,295)	$ -
		$ 8,409,791	$ (589,205)	$ 7,820,586
	Budgetary Adjustment/Discount			96%
	FY 2025 Estimated Collected Revenue			**$ 7,507,763**

Consideration of Fair Apportionment of Assessment

While there can be many ways to fairly apportion the costs of the fire services to benefited properties, we note the following:

Apportioning costs among classifications of property based upon the historical demand for fire rescue services is a fair and reasonable method because it reflects the property uses' potential fire risk based upon building use and is a reasonable proxy for the firefighters training and experience, quantity and size of apparatus, and other special firefighting equipment that must be available in accordance with the City's standards and practices. It is fair and reasonable to allocate costs to any particular non-residential structure without any limit to the square footage of a structure as large buildings require more resources and more value of property benefits from fire protection. It is fair and reasonable to not consider the flow capacity of fire apparatus as a limiting factor to fire protection as larger buildings will have fire flows provided independent of the apparatus cumulative pumping capacity. The amount of personnel engaged in firefighting increases with building size and personnel costs are the largest costs in fire protection. Buildings cannot be permitted for construction if a local government cannot provide adequate fire protection at the time they are ready for occupancy. Accordingly, we have removed tranches from earlier studies and have determined that limits on the size of structures may shift the cost burden to owners of smaller structures. Apportioning costs among classifications of property (Fire Class code) based upon both historical demand for fire rescue services is fair and reasonable and proportional to the special benefit received and will ensure that no property is assessed an amount greater than the special benefit received.

Apportioning costs to unimproved properties is fair and reasonable as fire call data demonstrates that there are calls to those properties that are not infrequent. Fires on unimproved properties can spread to other parcels, both improved and unimproved, and in an urban environment, uncontrolled or unaddressed fires can cause significant damage. Property owners can be held responsible for fires on their property that spread to other parcels.
The fire rescue incident reports (NFIRS) are the most reliable data available to determine the potential demand for fire services from property use and to determine the benefit to property use resulting from the demand for fire services to protect and serve buildings and land located within assessed property and their intended occupants. There exist sufficient fire incident reports that document the historical demand for fire services from assessed property within the property use categories. The relative demand that has been determined for each property use

category by an examination of such fire incident reports is consistent with the experience of the City. Therefore, the use of the relative percentages that were determined by an examination of fire rescue incident reports is a fair and reasonable method to apportion the fire services assessed costs among the property use categories (Fire Class codes).

Neither the size nor the value of the residential property determines the scope of the required fire response by the City. The potential demand for fire services is driven by the existence of a dwelling unit.

Apportioning the percentage of the fire services assessed costs relating to the relative demand for fire services attributable to residential property on a per dwelling unit basis (Fire Basis) is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of parcel apportionment based upon historical call data.

The separation of non-residential property buildings by actual square footage (Fire Basis) is fair and reasonable for the purpose of parcel apportionment for the relative demand because the demand for fire service is determined and measured by the actual square footage of structures and improvements within benefited parcels. The greater the building area, the greater the potential for a large fire and the greater the amount of firefighting resources that must be available in the event of a fire in a structure of that building's size. It is fair and reasonable to correlate a building's benefit directly to a building's size, without limit.

Based upon the historical demand for fire protection services, the percentages of the City's total fire protection assessable costs attributable to vacant non-agricultural properties were calculated. The costs attributable to parcels were divided by the number of acres (Fire Basis) associated with parcels in the Acreage category to compute the fire assessment rate per acre. An acreage charge is a fair and reasonable allocation for vacant non-agricultural properties.

For residential parcels that contain non-residential buildings, non-residential improvements located on the parcel were treated according to their non-residential property use category and size to compute the parcel's non-residential fire protection assessment. This assessment was then added to the parcel's residential fire services assessment. For non-residential parcels that contain a residence, the number of dwelling units by type located on the parcel was multiplied by the rate per dwelling unit to compute the parcel's residential fire services assessment. This assessment was then added to the parcel's non-residential fire services assessment. For agricultural parcels that contain a residence or non-residential building, the parcel was assessed for the actual number of dwelling units by type located on the parcel and/or the appropriate assessment for the non-residential building square footage. The property used for agricultural purposes was not assessed.

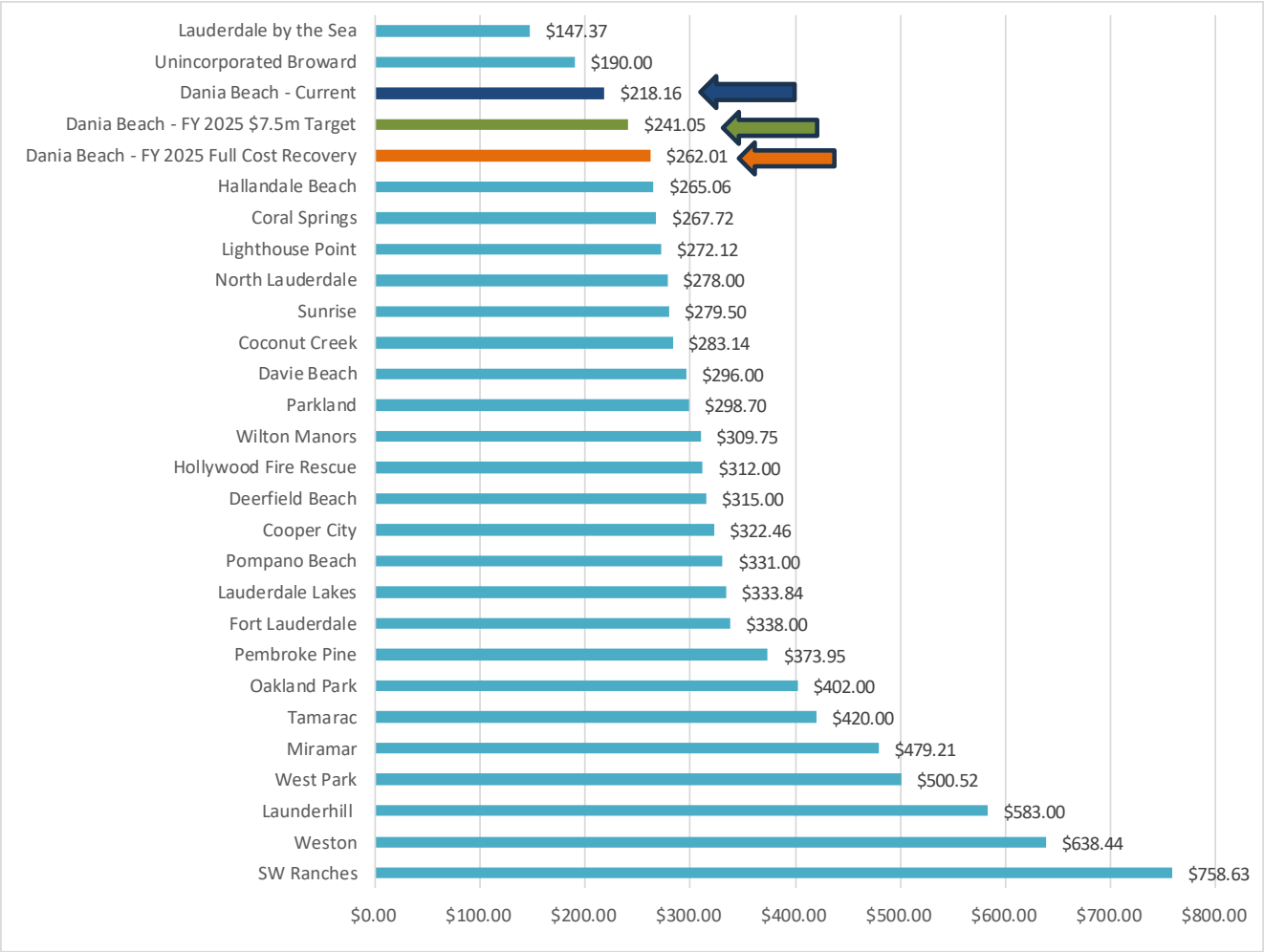
We believe that the apportionment methodology prepared here is fair and reasonable and benefits the property that will be assessed and that it fits the particular properties in and nature of the City of Dania Beach.

Proposed Residential Fire Assessment Rates and Comparisons

To provide additional information regarding the proposed rate changes, the City's existing and proposed Residential Fire Assessment rates have been compared with other jurisdictions in Broward County, as shown in Figure 1. It should be noted that funding of Fire Services is not equal in all cities, and these rates are current as of June 2024. Each jurisdiction within the survey may change rates for FY 2025. As shown in the comparison,

Dania Beach's current and proposed Residential Fire Assessment rates at any level of cost recovery are well below the survey average.

Figure 1 – Residential Annual Fire Assessment Fee Comparison – Broward County



Section 4 – Summary of Recommendations

Based upon the results of the analysis presented herein, we recommend the following:

1. We recommend the Assessment Rates presented herein to be adopted by the City for FY 2025 at or below the full cost recovery calculation.

2. We recommend the City continue its policy of evaluating the fire assessment rates on an annual basis and adjusting the assessment rates to reflect increases in the cost of Fire Service.

3. We recommend the City to continue to update the fire assessment rates annually to keep pace with ongoing changes in costs, call allocations and property demographics.

Section 5 – Appendix A

Schedule 1 – NFIRS Call Data Call/Incident Type Categorizations

Schedule 2 – NFIRS Call Data Property Use Categorizations

Schedule 1 - NFIRS Call Data Call/Incident Type Categorizations

NFIRS Type Code	NFIRS Type Description	Included?	Call Type
111	Building fire	Y	Fire Services
112	Fires in structures other than in a building	Y	Fire Services
113	Cooking fire, confined to container	Y	Fire Services
114	Chimney or flue fire, confined to chimney or flue	Y	Fire Services
117	Commercial compactor fire, confined to contents	Y	Fire Services
118	Trash or rubbish fire in a structure	Y	Fire Services
121	Fire in mobile home used as fixed residence	Y	Fire Services
122	Fire in motor home, camper, recreational vehicle	Y	Fire Services
130	Mobile property (vehicle) fire, other	Y	Fire Services
131	Passenger vehicle fire	Y	Fire Services
132	Road freight or transport vehicle fire	Y	Fire Services
134	Water vehicle fire	Y	Fire Services
138	Off-road vehicle or heavy equipment fire	Y	Fire Services
142	Brush, or brush and grass mixture fire	Y	Fire Services
143	Grass fire	Y	Fire Services
150	Outside rubbish fire, other	Y	Fire Services
151	Outside rubbish, trash or waste fire	Y	Fire Services
154	Dumpster or other outside trash receptacle fire	Y	Fire Services
155	Outside stationary compactor/compacted trash fire	Y	Fire Services
161	Outside storage fire	Y	Fire Services
162	Outside equipment fire	Y	Fire Services
163	Outside gas or vapor combustion explosion	Y	Fire Services
173	Cultivated trees or nursery stock fire	Y	Fire Services
221	Overpressure rupture of air or gas pipe/pipeline	Y	Fire Services
240	Explosion (no fire), other	Y	Fire Services
243	Fireworks explosion (no fire)	Y	Fire Services
251	Excessive heat, scorch burns with no ignition	Y	Fire Services
311	Medical assist, assist EMS crew	N	EMS/Rescue/Other
320	Emergency medical service, other	N	EMS/Rescue/Other
321	EMS call, EXCLUDING vehicle accident with injury	N	EMS/Rescue/Other
322	VEHICLE accident with injuries	N	EMS/Rescue/Other
322	Motor vehicle accident with injuries	N	EMS/Rescue/Other
323	Vehicle/pedestrian accident	N	EMS/Rescue/Other
323	Motor vehicle/pedestrian accident (MV Ped)	N	EMS/Rescue/Other
324	Motor vehicle accident with NO injuries	N	EMS/Rescue/Other
324	Motor vehicle accident with no injuries.	N	EMS/Rescue/Other
331	Lock-in (if lock out , use 511)	N	EMS/Rescue/Other
341	Search for person on land	N	EMS/Rescue/Other
342	Search for person in water	N	EMS/Rescue/Other
351	Extrication of victim(s) from building/structure	N	EMS/Rescue/Other
352	Extrication of victim(s) from vehicle	N	EMS/Rescue/Other
353	Removal of victim(s) from stalled elevator	Y	Fire Services
356	High angle rescue	N	EMS/Rescue/Other
357	Extrication of victim(s) from machinery	N	EMS/Rescue/Other
360	Water & ice related rescue, other	N	EMS/Rescue/Other
361	Swimming/recreational water areas rescue	N	EMS/Rescue/Other
364	Surf rescue	N	EMS/Rescue/Other
365	Watercraft rescue	N	EMS/Rescue/Other
372	Trapped by power lines	N	EMS/Rescue/Other

Schedule 1 - NFIRS Call Data Call/Incident Type Categorizations

NFIRS Type Code	NFIRS Type Description	Included?	Call Type
381	Rescue or EMS standby	N	EMS/Rescue/Other
400	Hazardous condition, other	Y	Fire Services
411	Gasoline or other flammable liquid spill	Y	Fire Services
412	Gas leak (natural gas or LPG)	Y	Fire Services
413	Oil or other combustible liquid spill	Y	Fire Services
422	Chemical spill or leak	Y	Fire Services
424	Carbon monoxide incident	Y	Fire Services
440	Electrical wiring/equipment problem, other	Y	Fire Services
441	Heat from short circuit (wiring), defective/worn	Y	Fire Services
442	Overheated motor	Y	Fire Services
443	Light ballast breakdown	Y	Fire Services
444	Power line down	Y	Fire Services
445	Arcing, shorted electrical equipment	Y	Fire Services
461	Building or structure weakened or collapsed	Y	Fire Services
463	Vehicle accident, general cleanup	N	EMS/Rescue/Other
481	Attempt to burn	Y	Fire Services
482	Threat to burn	Y	Fire Services
500	Service Call, other	N	EMS/Rescue/Other
510	Person in distress, other	N	EMS/Rescue/Other
511	Lock-out	N	EMS/Rescue/Other
512	Ring or jewelry removal	N	EMS/Rescue/Other
520	Water problem, other	N	EMS/Rescue/Other
521	Water evacuation	N	EMS/Rescue/Other
522	Water or steam leak	N	EMS/Rescue/Other
531	Smoke or odor removal	Y	Fire Services
541	Animal problem	N	EMS/Rescue/Other
542	Animal rescue	N	EMS/Rescue/Other
550	Public service assistance, other	N	EMS/Rescue/Other
551	Assist police or other governmental agency	N	EMS/Rescue/Other
552	Police matter	N	EMS/Rescue/Other
553	Public service	N	EMS/Rescue/Other
554	Assist invalid	N	EMS/Rescue/Other
555	Defective elevator, no occupants	Y	Fire Services
561	Unauthorized burning	Y	Fire Services
600	Good intent call, other	Y	Fire Services
611	Dispatched & cancelled en route	N	EMS/Rescue/Other
611	Dispatched & canceled en route	N	EMS/Rescue/Other
621	Wrong location	N	EMS/Rescue/Other
622	No incident found on arrival at dispatch address	N	EMS/Rescue/Other
631	Authorized controlled burning	Y	Fire Services
650	Steam, other gas mistaken for smoke, other	Y	Fire Services
651	Smoke scare, odor of smoke	Y	Fire Services
652	Steam, vapor, fog or dust thought to be smoke	Y	Fire Services
653	Barbecue, tar kettle	Y	Fire Services
661	EMS call, party transported by non-fire agency	N	EMS/Rescue/Other
671	Hazmat release investigation w/ no hazmat	Y	Fire Services
672	Biological hazard investigation, none found	Y	Fire Services
700	False alarm or false call, other	Y	Fire Services
710	Malicious, mischievous false call, other	Y	Fire Services

Schedule 1 - NFIRS Call Data Call/Incident Type Categorizations

NFIRS Type Code	NFIRS Type Description	Included?	Call Type
711	Municipal alarm system, malicious false alarm	Y	Fire Services
714	Central station, malicious false alarm	Y	Fire Services
715	Local alarm system, malicious false alarm	Y	Fire Services
721	Bomb scare - no bomb	Y	Fire Services
730	System malfunction, other	Y	Fire Services
731	Sprinkler activation due to malfunction	Y	Fire Services
733	Smoke detector activation due to malfunction	Y	Fire Services
734	Heat detector activation due to malfunction	Y	Fire Services
735	Alarm system sounded due to malfunction	Y	Fire Services
736	CO detector activation due to malfunction	Y	Fire Services
740	Unintentional transmission of alarm, other	Y	Fire Services
741	Sprinkler activation, no fire - unintentional	Y	Fire Services
743	Smoke detector activation, no fire - unintentional	Y	Fire Services
744	Detector activation, no fire - unintentional	Y	Fire Services
745	Alarm system sounded, no fire - unintentional	Y	Fire Services
745	Alarm system activation, no fire - unintentional	Y	Fire Services
746	Carbon monoxide detector activation, no CO	Y	Fire Services
812	Flood assessment	Y	Fire Services
813	Wind storm, tornado/hurricane assessment	Y	Fire Services
814	Lightning strike (no fire)	Y	Fire Services
815	Severe weather or natural disaster standby	Y	Fire Services
900	Special type of incident, other	Y	Fire Services
911	Citizen complaint	Y	Fire Services
1121	Fire in structure (contents only)	Y	Fire Services
1321	Commercial vehicle fire	Y	Fire Services
1341	Watercraft fire	Y	Fire Services
1411	Natural vegetation fire (trees, grass, brush)	Y	Fire Services
2411	Explosion only (no fire)	Y	Fire Services
3111	Decontamination unit response	Y	Fire Services
3311	Subject Locked IN (locked vehicle or secure area)	Y	Fire Services
3511	TRT - Building/Structure Collapse (with victims)	Y	Fire Services
3651	Boater/Watercraft in distress	Y	Fire Services
3811	EMS Standby/Detail	N	EMS/Rescue/Other
4611	Structure weakened or collapsed (No Victims)	Y	Fire Services
4621	Aircraft Incident	N	Mutual Aid
5221	Water Leak/Problem	Y	Fire Services
5501	Radiological Survey	Y	Fire Services
5541	Lift/Elderly Assist	N	EMS/Rescue/Other
6001	Good Intent - Delete Incident	N	EMS/Rescue/Other
6001	DELETE CALL	N	EMS/Rescue/Other
6511	Smoke Investigation (visual or smell of smoke)	Y	Fire Services
6711	Hazmat - Investigation, no hazards found	Y	Fire Services
7151	Malicious false alarm, Pull station activated	Y	Fire Services
7451	Medical alarm - unintentional	N	EMS/Rescue/Other
611E	Dispatched & cancelled en route DO NOT USE	N	EMS/Rescue/Other
Blank	Emergency Medical Services	N	EMS/Rescue/Other
Blank	Good Intent Calls	Y	Fire Services
Blank	Fire	Y	Fire Services
Blank	Service Calls	N	EMS/Rescue/Other

Schedule 1 - NFIRS Call Data Call/Incident Type Categorizations

NFIRS Type Code	NFIRS Type Description	Included?	Call Type
Blank	False Alarm or False Call	N	EMS/Rescue/Other
Blank	Hazardous Conditions	Y	Fire Services
Blank	Rupture or Explosion	Y	Fire Services
Blank	Blank	N	EMS/Rescue/Other

Schedule 2 – NFIRS Call Data Property Use Categorizations

NFIRS Property Use Code	NFIRS Property Use Description	BCPA Fire Description
100	Assembly, other	Not For Profit
110	Fixed use recreation places, other	Commercial
111	Bowling alley	Commercial
111	Bowling establishment	Commercial
113	Electronic amusement center	Commercial
113	Electronic amusement center	Commercial
116	Swimming facility: indoor or outdoor	Commercial
116	Swimming facility: indoor or outdoor	Commercial
116	Blank - Code Reference	Commercial
120	Variable use amusement, recreation places	Commercial
120	Variable-use amusement, recreation places, other	Commercial
121	Ballroom, gymnasium	Commercial
121	Ballroom, gymnasium	Commercial
122	Convention center, exhibition hall	Commercial
122	Convention center, exhibition hall	Commercial
123	Blank - Code Reference	Commercial
124	Playground	Commercial
124	Playground	Commercial
129	Amusement center: indoor/outdoor	Commercial
129	Amusement center: indoor/outdoor	Commercial
130	Places of worship, funeral parlors	Not For Profit
130	Places of worship, funeral parlors, other	Not For Profit
131	Church, mosque, synagogue, temple, chapel	Not For Profit
131	Church, mosque, synagogue, temple, chapel	Not For Profit
140	Clubs, other	Commercial
140	Blank - Code Reference	Commercial
141	Athletic/health club	Commercial
141	Athletic/health club	Commercial
142	Clubhouse	Commercial
142	Clubhouse	Commercial
143	Yacht Club	Commercial
144	Casino, gambling clubs	Commercial
144	Casino, gambling clubs	Commercial
150	Public or government, other	Government
150	Public or government, other	Government
151	Library	Government
151	Library	Government
152	Museum	Government
152	Museum	Government
160	Eating, drinking places, other	Commercial
160	Blank - Code Reference	Commercial
161	Restaurant or cafeteria	Commercial
161	Restaurant or cafeteria	Commercial
162	Bar or nightclub	Commercial
162	Bar or nightclub	Commercial
170	Passenger terminal, other	Commercial
170	Blank - Code Reference	Commercial
171	Bus station	Commercial
171	Airport passenger terminal	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
171	Blank - Code Reference	Commercial
173	Bus station	Commercial
173	Bus station	Commercial
174	Rapid transit station	Commercial
174	Rapid transit station	Commercial
181	Live performance theater	Commercial
181	Blank - Code Reference	Commercial
182	Auditorium or concert hall	Commercial
183	Movie theater	Commercial
200	Blank - Code Reference	Government
210	Schools, non adult	Government
211	Preschool	Government
211	Preschool	Government
213	Elementary school, including kindergarten	Government
213	Elementary school, including kindergarten	Government
215	High school/junior high school/middle school	Government
215	High school/junior high school/middle school	Government
241	Adult education center, college classroom	Not For Profit
241	Adult education center, college classroom	Not For Profit
254	Day care, in commercial property	Commercial
254	Day care, in commercial property	Commercial
300	Health care, detention, & correction, other	Government
311	24-hour care nursing homes, 4 or more persons	Residential

Schedule 2 – NFIRS Call Data Property Use Categorizations

NFIRS Property Use Code	NFIRS Property Use Description	BCPA Fire Description
321	Mental retardation/development disability facility	Not For Profit
321	Mental retardation/development disability facility	Not For Profit
322	Alcohol or substance abuse recovery center	Not For Profit
322	Alcohol or substance abuse recovery center	Not For Profit
331	Hospital medical or psychiatric	Commercial
331	Hospital - medical or psychiatric	Commercial
340	Clinics, Doctors offices, hemodialysis centers	Commercial
341	Clinic, clinic type infirmary	Commercial
341	Clinic, clinic-type infirmary	Commercial
342	Doctor, dentist or oral surgeon's office	Commercial
342	Doctor, dentist or oral surgeon office	Commercial
343	Blank - Code Reference	Commercial
361	Jail, prison (not juvenile)	Government
361	Jail, prison (not juvenile)	Government
363	Reformatory, juvenile detention center	Government
365	Police station	Government
365	Police station	Government
400	Residential, other	Residential
419	1 or 2 family dwelling	Residential
419	1 or 2 family dwelling	Residential
429	Multifamily dwellings	Residential
429	Multifamily dwelling	Residential
439	Boarding/rooming house, residential hotels	Residential
439	Boarding/rooming house, residential hotels	Residential
449	Hotel/motel, commercial	Commercial
449	Hotel/motel, commercial	Commercial
459	Residential board and care	Residential
459	Residential board and care	Residential
500	Mercantile, business, other	Commercial
511	Convenience store	Commercial
511	Convenience store	Commercial
519	Food and beverage sales, grocery store	Commercial
519	Food and beverage sales, grocery store	Commercial
529	Textile, wearing apparel sales	Commercial
529	Textile, wearing apparel sales	Commercial
539	Household goods, sales, repairs	Commercial
539	Household goods, sales, repairs	Commercial
549	Specialty shop	Commercial
549	Specialty shop	Commercial
557	Personal service, including barber & beauty shops	Commercial
557	Personal service, including barber & beauty shops	Commercial
559	Recreational, hobby, home repair sales, pet store	Commercial
559	Recreational, hobby, home repair sales, pet store	Commercial
564	Laundry, dry cleaning	Commercial
564	Laundry, dry cleaning	Commercial
569	Professional supplies, services	Commercial
569	Professional supplies, services	Commercial
571	Service station, gas station	Commercial
571	Service station, gas station	Commercial
579	Motor vehicle or boat sales, services, repair	Commercial
579	Motor vehicle or boat sales, services, repair	Commercial
580	General retail, other	Commercial
581	Department or discount store	Commercial
581	Department or discount store	Commercial
592	Bank	Commercial
592	Bank	Commercial
593	Office: veterinary or research	Commercial
593	Office: veterinary or research	Commercial
596	Post office or mailing firms	Commercial
599	Business office	Commercial
599	Business office	Commercial
610	Energy production plant, other	Warehouse/Industrial
614	Steam or heat-generating plant	Warehouse/Industrial
615	Electric generating plant	Warehouse/Industrial
615	Electric-generating plant	Warehouse/Industrial
629	Laboratory or science lababoratory	Commercial
629	Laboratory or science laboratory	Commercial
631	Defense, military installation	Government
635	Computer center	Commercial
635	Blank - Code Reference	Commercial
639	Communications center	Commercial
639	Blank - Code Reference	Commercial

Schedule 2 – NFIRS Call Data Property Use Categorizations

NFIRS Property Use Code	NFIRS Property Use Description	BCPA Fire Description
640	Utility or Distribution system, other	Warehouse/Industrial
642	Electrical distribution	Warehouse/Industrial
644	Gas distribution, gas pipeline	Warehouse/Industrial
644	Blank - Code Reference	Warehouse/Industrial
647	Water utility	Warehouse/Industrial
647	Water utility	Warehouse/Industrial
648	Sanitation utility	Warehouse/Industrial
648	Blank - Code Reference	Warehouse/Industrial
655	Crops or orchard	Acreage, Vacant, Lot
655	Blank - Code Reference	Acreage, Vacant, Lot
669	Forest, timberland, woodland	Acreage, Vacant, Lot
700	Manufacturing, processing	Warehouse/Industrial
807	Outside material storage area	Warehouse/Industrial
807	Outside material storage area	Warehouse/Industrial
808	Outbuilding or shed	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
839	Refrigerated storage	Warehouse/Industrial
880	Blank - Code Reference	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
881	Parking garage, (detached residential garage)	Residential
881	Blank - Code Reference	Residential
882	Parking garage, general vehicle	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
882	Parking garage, general vehicle	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
888	Fire station	Government
888	Fire station	Government
891	Warehouse	Warehouse/Industrial
891	Warehouse	Warehouse/Industrial
898	Dock, marina, pier, wharf, ship	Commercial
898	Dock, marina, pier, wharf	Commercial
899	Residential or self storage units	Warehouse/Industrial
899	Residential or self-storage units	Warehouse/Industrial
900	Outside or special property, other	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
919	Blank - Code Reference	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
921	Bridge, trestle	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
926	Outbuilding, protective shelter	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
926	Outbuilding, protective shelter	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
931	Open land or field	Acreage, Vacant, Lot
931	Open land or field	Acreage, Vacant, Lot
935	Campsite with utilities	Commercial
935	Campsite with utilities	Commercial
936	Vacant lot	Acreage, Vacant, Lot
936	Vacant lot	Acreage, Vacant, Lot
937	Beach	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
937	Beach	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
938	Graded and cared	Acreage, Vacant, Lot
940	Water area, other	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
941	Open ocean, sea or tidal waters	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
941	Open ocean, sea or tidal waters	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
946	Lake, river, stream	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
946	Lake, river, stream	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
951	Railroad right of way	Commercial
951	Railroad right-of-way	Commercial
952	Railroad yard	Commercial
952	Blank - Code Reference	Commercial
960	Street, other	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
961	Highway or divided highway	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
961	Highway or divided highway	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
962	Residential street, road or residential driveway	Residential
962	Residential street, road or residential driveway	Residential
962	Blank - Code Reference	Residential
963	Street or road in commercial area	Commercial
963	Street or road in commercial area	Commercial
965	Vehicle parking area	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
965	Vehicle parking area	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
974	Aircraft loading area	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
981	Construction site	Commercial
981	Construction site	Commercial
982	Oil or gas field	Warehouse/Industrial
983	Pipeline, power line or other utility right-of-way	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
983	Blank - Code Reference	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
984	Industrial plant yard - area	Warehouse/Industrial
8802	Vessel Hanger	Commercial
UUU	Undetermined	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined
UUU	Undetermined	Not-Real-Property, No Benefit, Excluded, Mutual Aid or Undetermined

City of Dania Beach
Finance Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Frank DiPaolo, Chief Financial Officer

SUBJECT: A Resolution establishing preliminary non-ad valorem assessment rates for Residential Solid Waste Collection and Disposal Services for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025

Request:
The Finance Department requests approval of a Resolution establishing preliminary non-ad valorem assessment rates for Residential Solid Waste Collection and Disposal Services for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Background:
The City levies an annual assessment to fund costs for Residential Solid Waste Services. The annual assessment provides a special benefit to real property, using a methodology that fairly apportions the cost of the assessed service among benefitted properties.

The City's collection and disposal service provider Waste Management has provided preliminary rates effective October 1, 2024 for Residential Solid Waste Collection Services. The City Administration recommends a decrease in the assessment rate of $18 per unit for the fiscal year to a total assessment of $390 per residential unit.

The City operates a Residential Solid Waste Collection Special Revenue Fund to account for all Solid Waste activities. The assessment rate adopted each year ensures that this function is self-sustaining and over time, accumulating a reserve balance that can be used toward additional trash collection, new trash/recycling containers, community outreach programs, and infrastructure improvements. The proposed assessment rate will provide for optimal operation of the solid waste collection function, while ensuring adequate resources are available for the needs mentioned above. Further, a portion of the accumulated resreve in the Solid Waste Fund is being used to offset the assessment rate for Fiscal Year 2024-2025.

The attached assessment Resolution sets forth the proposed assessment rates for the Fiscal Year 2024-2025. It also provides for a public hearing for the adoption of the final assessment roll for Wednesday, September 12th, 2024, and for notice for such hearing. The September 12th meeting is noticed through the annual TRIM (Truth in Millage) notices forwarded by the Broward County Property Appraiser's Office to all property owners, as well as published notice by the City Clerk.

State law requires the City to conduct a public hearing to levy the special assessment, with no less than twenty (20) days' notice of the public hearing.

Budgetary Impact

The recommended annual Residential Solid Waste Services Assessment of $390.00 is intended to fund approximately $2.81 million of the City's Solid Waste function, with a gross levy of $2.94 million.

Recommendation

Recommend that the City Commission adopt the preliminary Resolution establishing the preliminary non-ad valorem assessment rate for Residential Solid Waste Collection and Disposal Services for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE IN THE CITY OF DANIA BEACH, FLORIDA; ESTABLISHING THE NOT TO EXCEED ASSESSMENT RATE FOR SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN BOUNDARIES OF THE CITY OF DANIA BEACH, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THAT NOTICE OF THE HEARING BE ISSUED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach, Florida, enacted Ordinance No. 09-96 (the "Ordinance"), which authorizes the re-imposition of annual Solid Waste Service Assessments for Solid Waste collection and disposal services, facilities or programs against certain Assessed Property within the City; and

WHEREAS, the imposition of a Solid Waste Service Assessment for Solid Waste collection and disposal services, facilities or programs has proven to be an equitable and efficient method of allocating and apportioning Solid Waste Costs among parcels of Assessed Property located in those incorporated areas of the City annexed pursuant to Chapter 90-483, Laws of Florida (the "Griffin Road Annexation Area") and annexed pursuant to Chapter 2000-474, Laws of Florida (collectively referred to as the "Solid Waste Assessment Area"); and

WHEREAS, on December 9, 2008, the City passed Resolution No. 2008-221 amending Resolution No. 64-96 to use the uniform method of collecting solid waste assessments for all properties located within the boundaries of the City of Dania Beach; and

WHEREAS, the City Commission desires to impose an annual Solid Waste collection and disposal assessment program within the boundaries of the City of Dania Beach, using the property tax bill (the “Ad Valorem” tax bill) collection method for the Fiscal Year beginning on October 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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. **Authority.** That this Resolution is adopted pursuant to the provisions of the Solid Waste Service Assessment Ordinance (Ordinance No. 09-96); the Initial Assessment Resolution (Resolution No. 64-96); the Resolution amending Resolution No. 64-96 (Resolution No. 2008-221); the Final Assessment Resolution (Resolution No. 71-96); Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

Section 3. **Purpose and Definitions.** That this Resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the re-imposition of Solid Waste Service Assessments for the Fiscal Year beginning October 1, 2024. All capitalized words and terms not otherwise defined in this Resolution shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution. Unless the context indicates otherwise, words using the singular number include the plural number, and vice versa.

Section 4. **Provision and Funding of Solid Waste Services.** That upon the imposition of Solid Waste Service Assessments for Solid Waste collection and disposal against Assessed Property located within the boundaries of the City of Dania Beach, the City shall provide Solid Waste collection and disposal services to such Assessed Property.

It is ascertained, determined, and declared that each parcel of Assessed Property located within the City of Dania Beach will be benefited by the City's provision of Solid Waste collection and disposal services in an amount not less than the Solid Waste Service Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

Section 5. **Legislative Determinations of Special Benefit and Fair Appointment.** That the legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution are affirmed and incorporated in this Resolution by reference.

Section 6. **Establishment of Annual Solid Waste Service Assessment Rate.** That for the Fiscal Year beginning October 1, 2024, Solid Waste Service Assessments for Solid Waste collection and disposal services, facilities and programs are to be re-imposed and the Solid Waste Cost shall be allocated among all parcels of Assessed Property, as deemed necessary by the City of Dania Beach. A rate of assessment not to exceed $390.00 for each dwelling unit is established.

Section 7. The City Manager is directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year beginning October 1, 2024, in the manner provided in the Ordinance. The updated Assessment Roll shall contain the following: (1) a summary description of all Assessed Property within the Solid Waste Assessment Area; (2) the name and address of the owner of record of each parcel as shown on the Tax Roll; and (3) the amount of the Solid Waste Service Assessment for Solid Waste collection and disposal services. Copies of this Preliminary Rate Resolution, the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution and the updated Assessment Roll are maintained on file in the office of the City Clerk and are open to public inspection. The foregoing shall not be construed to require that the updated Assessment Roll be in printed form if the amount of the Solid Waste Service Assessment for each parcel of property can be determined by use of a computer terminal available to the public. The Solid Waste Service Assessment for each parcel of Assessed Property shall be computed by multiplying the assessment rate by the number of Dwelling Units on such parcel.

It is ascertained, determined, and declared that the foregoing method of determining the Solid Waste Service Assessments for Solid Waste collection and disposal services is a fair and reasonable method of apportioning the Solid Waste Cost among parcels of Assessed Property.

Section 8. **Authorization of Public Hearing.** That there is established a public hearing to be held at 7:00 p.m. on September 12, 2024, in the City of Dania Beach City Commission Chamber, 100 West Dania Beach Boulevard, Dania Beach, Florida, per the meeting agenda or the TRIM notice mailed by the Property Appraiser, at which time the City Commission will receive and consider any comments on the Solid Waste Service Assessments from the public and affected property owners and consider re-imposing the Solid Waste Service Assessments for the Fiscal Year beginning October 1, 2024, and collecting such assessments on the same bill as ad valorem taxes.

Section 9. **Notice of Publication.** That the City Clerk shall publish a notice of the public hearing authorized by Section 7 of this Preliminary Rate Resolution in the manner and time provided in Sections 2.04 and 2.08 of the Ordinance. The notice shall be published no later than August 24, 2024, in substantially the form attached to this Resolution.

Section 10. **Notice by Mail.** That the Chief Financial Officer shall provide information on the public hearing and the "not to exceed" rate to the Broward County Property

Appraiser's Office to be included in the TRIM (Truth in Millage) Notice which will serve as first class notice as required by the Ordinance, no later than August 2, 2024.

Section 11. **Severability.** That if any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 12. **Conflict.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 13. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 14. That this Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED on July 9, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA REIRA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

SOLID WASTE SERVICE ASSESSMENTS

Notice is given that the City Commission of the City of Dania Beach will conduct a public hearing to consider re-imposing Solid Waste Service Assessments for the Fiscal Year beginning October 1, 2024, against certain improved residential properties located within those incorporated areas of the City of Dania Beach.

The solid waste service assessments will be computed by multiplying the number of dwelling units on each parcel by the rate of assessment. The rate of assessment for the upcoming fiscal year shall be $390.00. Unimproved properties, mobile home parks, apartments with four or more dwelling units, condominiums, or commercial properties are not subject to the solid waste service assessment.

Copies of the Solid Waste Service Assessment Ordinance (Ordinance No. 9-96), the Initial Assessment Resolution (Resolution No. 64-96), the Final Assessment Resolution (Resolution No. 71-96), the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and re-imposing the Solid Waste Service Assessments, and the updated Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office.

If you have any questions, please contact the City's Department of Finance at (954) 924-6800 Ext. 3620, Monday through Friday between 9:00 a.m. and 4:00 p.m.

The above special assessments will be collected on the ad valorem tax bill (the "Property tax" bill) to be mailed in November 2024, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title (ownership) of one's real property. These special assessment programs proved to be successful last year in fairly and efficiently providing a much-needed alternative funding and collection approach for these vital and essential services.

A PUBLIC HEARING WILL BE HELD AT 7:00 P.M. ON SEPTEMBER 12, 2024, IN THE CITY OF DANIA BEACH CITY COMMISSION CHAMBER AT 100 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA, PER THE MEETING AGENDA OR THE TRIM NOTICE MAILED BY THE PROPERTY APPRAISER, FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON ALL OF THE PROPOSED ASSESSMENTS. All affected property owners have a right to appear at the hearing, to speak at the hearing, and to file written objections with the City Commission within twenty (20) days of this notice. If a person

decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (954) 924-6800 Ext. 3624, at least two (2) days prior to the date of the hearing.

CITY COMMISSION OF THE
CITY OF DANIA BEACH, FLORIDA

City of Dania Beach
Finance Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Frank DiPaolo, Chief Financial Officer

SUBJECT: A Resolution establishing the preliminary non-ad valorem assessment rate for the provision of Stormwater services, facilities, and programs for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025

Request:
The Finance Department requests approval of a Resolution establishing the preliminary non-ad valorem assessment rate for provision of Stormwater services, facilities, and programs for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

Background:
The City levies an annual assessment to fund the costs of its Stormwater Utility Services. In developing the assessment, it was initially determined that the median single-family residence in the City includes 1,720 square feet of impervious surface on a median lot size of 6,500 square feet, which is defined as one "equivalent residential unit" or "ERU" and has an impervious factor of 0.26. The City determined that all Single-Family Parcels within the Stormwater Service Area are likely to have a similar impact on the Stormwater system and therefore, it is fair and reasonable to assign one (1) ERU to each Single-Family Parcel.

Each ERU is currently assessed at $60 annually. The City Administration is proposing an assessment of $120, which is an increase of $60. The City has been challenged by significant, recurring flooding episodes which has necessitated additional capital improvements to protect both public and private property from future flood damage, particularly the Southeast Drainage Project and a multitude of other improvements throughout the City. These critical projects will be funded via a revenue bond issue of up to $30 million in the Fall of 2024, and the City Administration proposes to increase the assessment to provide the funding necessary for the annual debt service requirements. Additionally, the proposed rate will provide funding for additional pay-as-you-go capital projects, particularly those identified by the forthcoming Stormwater Master Plan Assessment.

The attached assessment Resolution sets forth the proposed assessment rate for Fiscal Year 2024-2025 and provides for a public hearing for the adoption of the final assessment roll for Wednesday, September 12th, 2024 and for notice for such hearing. The September 12th meeting is noticed through the annual TRIM (Truth in Millage) notices forwarded by the Broward County

Property Appraiser's Office to all property owners, as well as published notice by the City Clerk. State law requires the City to conduct a public hearing to levy the special assessment, with no less than twenty (20) days' notice of the public hearing.

Budgetary Impact

The recommended annual Stormwater Special Assessment of $120.00 is intended to fund approximately $5.57 million of the City's Stormwater Fund budget, with a gross levy of $5.99 million.

Recommendation

Recommend that the City Commission adopt the Resolution establishing the preliminary non-ad valorem assessment rate for the provision of Stormwater services, facilities, and programs for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE PROVISION OF STORMWATER SERVICES, FACILITIES AND PROGRAMS WITHIN THE CITY OF DANIA BEACH, FLORIDA; ESTABLISHING THE NOT TO EXCEED ASSESSMENT RATE FOR STORMWATER ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF RESPECTIVE ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE OF SUCH HEARING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach, Florida, implemented a recurring annual Stormwater Assessment Program to provide funding for the City's stormwater services and facilities; and

WHEREAS, the City Public Services Department has developed a program for improving stormwater services within the City that entails a combination of financing mechanisms, including debt, grants and pay-as-you-go financing that result in substantial facility improvements, as well as debt repayment costs in the coming years; and

WHEREAS, the current annual Stormwater Assessment rate of $60.00 per equivalent residential unit (ERU) provides adequately for the cost of the City's current operating, maintenance, and minor capital improvements, and that these costs require continued annual funding; and

WHEREAS, the City has been challenged by significant, recurring flooding episodes which has necessitated additional capital improvements to protect both public and private property from future flood damage, particularly the Southeast Drainage Project and a multitude of other improvements throughout the City; and

WHEREAS, these critical projects will be funded via a revenue bond issue of up to $30 million in the Fall of 2024, and the City Administration proposes to increase the assessment to $120.00, which increase will provide the funding necessary for the annual debt service requirements; and

WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Dania Beach to adopt this Preliminary Rate Resolution establishing proposed fees for stormwater assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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 Preliminary Stormwater Assessment rate for the fiscal year beginning October 1, 2024, is established at an equivalent residential unit rate ("ERU") of $120.00.

Section 3. That the City Manager is directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year commencing October 1, 2024.

Section 4. That there is established a public hearing to be held at 7:00 p.m. on September 12, 2024, in the City of Dania Beach City Commission Chamber, 100 West Dania Beach Boulevard, Dania Beach, Florida, 33004, per the meeting agenda or the TRIM notice mailed by the Property Appraiser, at which time the City Commission will receive and consider any comments on the Stormwater Assessments from the public and affected property owners, consider imposing Stormwater Assessments for the Fiscal Year beginning October 1, 2024, and the collection of such assessments on the same bill as ad valorem taxes.

Section 5. That the City Clerk shall publish a notice of the public hearing in the local newspaper. The notice shall be published no later than August 24, 2024, in substantially the form attached.

Section 6. That the Chief Financial Officer shall provide information on the public hearing and the "not to exceed" rate to the Broward County Property Appraiser's Office to be included in the TRIM (Truth in Millage) Notice to serve as first class notice as required by the Ordinance no later than August 2, 2024.

Section 7. That proceeds derived by the City from the Stormwater Assessments will be utilized for the provision of stormwater services, facilities, and programs. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund stormwater services, facilities, and programs.

Section 8. That, in accordance with City Code Section 27-304 entitled "Stormwater Assessments Authorization", the City Administration is authorized to administratively modify or adjust specific parcel ERU values to reflect the parcel-specific findings, whether recommended by a Professional Engineer or other consultant retained by the City, or in the event that adjustment to the assessment units is deemed to be necessary by the City while reviewing the assessment roll.

Section 9. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 10. That if any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this resolution.

Section 11. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 12. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2024

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

STORMWATER SPECIAL ASSESSMENTS

Notice is given that the City Commission of the City of Dania Beach will conduct a public hearing to consider re-imposition of stormwater assessments for the provision of stormwater management services within the City of Dania Beach for the Fiscal Year beginning October 1, 2024.

The stormwater assessments are based on two components – the impervious area of the property and the percentage of impervious area as compared to the median single-family home. Both variables are required to determine the appropriate amount of stormwater runoff generated by impervious surface on each parcel of property. Impervious surfaces include rooftops, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the City includes 1,720 square feet of impervious surface on a median lot size of 6,500 square feet, which is defined as one "equivalent residential unit" or "ERU" and has an impervious factor of 0.26. The annual stormwater assessment rate for the upcoming fiscal year will be $120.00 for each ERU. Since verifying the impervious surface for each single-family residence in the City is a practical impossibility, all single-family residences have been assigned one ERU. Mobile homes on owner-occupied lots in mobile home parks have been assigned one-half ERU. All other properties have been calculated individually as follows:

- For condominiums, the total impervious area (TIA) is calculated for the condominium community, including parking and association property. The total area (TA) encompassed by the development is determined as follows:

  ((TIA/1720) x (TIA/(0.26 x TA))/number of units in complex;
- While vacant property has no impervious area, it may still contribute to the City's stormwater system, so the assessment is based on the total area (TA). As a result, vacant property assessments are calculated without the operating component as follows: 0.2 x TA/6500;
- For mobile home parks, the typical mobile home, driveway, pad and ancillary activities constitute 1300 square feet. Therefore, the total impervious area (TIA) for mobile home parks was determined by multiplying the number of potential mobile homes by 1300. The formula is: (1300 x No of MHs/1720) x (TIA/(0.26 x TA); and
- For all other property uses the total impervious area (TIA) is calculated for the property, including parking. The total area (TA) encompassed by the development is also calculated. The assessment is determined as follows: (TIA/1720) x (TIA/(0.26 x TA).

A credit system has been developed for those properties that retain stormwater on site. The policy grants an eighty (80) percent credit to those properties. Properties that cannot benefit in any way from the City's stormwater program are granted 100 percent credits.

Copies of the Stormwater Utility Ordinance (Ordinance No. 13-96), the Initial Stormwater Assessment Resolution (Resolution No. 73-96), the Final Stormwater Assessment Resolution (Resolution No. 73-96, as amended by Resolution No. 103-96, and Resolution 116-96), the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and re-imposing the Stormwater Assessments, the proposed amendments to the Stormwater Ordinance and the updated Stormwater Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office.

If you have any questions, please contact the City's Department of Finance at (954) 924-6800 Ext. 3620 between 9:00 a.m. and 4:00 p.m. The above special assessments will be collected on the ad valorem tax bill (the "Property tax" bill) to be mailed in November 2024, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title (ownership) of one's real property. These special assessment programs proved to be successful last year in fairly and efficiently providing a much-needed alternative funding and collection approach for these vital and essential services.

A PUBLIC HEARING WILL BE HELD AT 7:00 P.M. ON SEPTEMBER 12, 2024, IN THE CITY OF DANIA BEACH CITY COMMISSION CHAMBER, 100 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA, PER THE MEETING AGENDA OR THE TRIM NOTICE MAILED BY THE PROPERTY APPRAISER, FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON ALL OF THE PROPOSED ASSESSMENTS. All affected property owners have a right to appear at the hearing, to speak at the hearing, and to file written objections with the City Commission within twenty (20) days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (954) 924-6800 Ext. 3624, at least two days prior to the date of the hearing.

City of Dania Beach
Finance Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Frank DiPaolo, Chief Financial Officer

SUBJECT: A Resolution adopting proposed millage rates for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025, and setting the date, time, and place of the first Budget Public Hearing

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Request:
The Finance Department requests approval of a Resolution adopting proposed millage rates for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025, and setting the date, time, and place of the first Budget Public Hearing.

Background:
After receiving the July 1st taxable values and before August 2nd, the City must establish the maximum millage rates to appear on the Truth in Millage (TRIM) notices mailed by the Broward County Property Appraiser in August to all property owners. These rates may be decreased but not increased in September at the final public budget hearing without additional first-class mail notification. The July 1st total taxable value of $7,015,820,305 reflects an overall increase of 8.86% over the final 2023 value. The recommended rates reflect no increase in the current operating millage, and a decrease in the voted debt millage due to the increase in assessed values.

For the required millage and budget public hearing dates, the City Administration recommends September 12th, 2024 and September 24th, 2024. On September 12th, the City will also adopt its non-ad valorem assessment rates, which will be discussed as separate agenda items. Further, all the budget and assessment public hearings will be conducted during regular City Commission meetings.

Budgetary Impact
Adoption of the following proposed millage rates will provide the required funding for the operations and debt service of the City of Dania Beach for the Fiscal Year ending September 30, 2023:

Operating: **5.9998** (no change)
Debt Service**: 0.0985** (0.0085 decrease)
Total combined millage levy: **6.0983**

This results in a gross combined ad valorem levy of $42,784,577 and net budgeted revenue of $40,860,000.

Recommendation
Recommend that the City Commission adopt the Resolution establishing the proposed millage rates for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025, and setting the date, time, and place of the first Budget Public Hearing.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AS REQUIRED BY THE CITY CHARTER AND SECTION 200.065, FLORIDA STATUTES, APPROVING THE PROPOSED MILLAGE RATE NECESSARY TO BE LEVIED FOR THE FISCAL YEAR 2024-2025 FOR OPERATING PURPOSES; ESTABLISHING THE DEBT MILLAGE RATE AS APPROVED BY THE ELECTORATE; PROVIDING FOR A PUBLIC HEARING TO HEAR OBJECTIONS AND QUESTIONS CONCERNING THE MILLAGE RATE, AND AT WHICH MEETING THE QUESTIONS AND CONCERNS WILL BE ANSWERED; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter (Part VII, Article 1, Section 2) of the City of Dania Beach, Florida, and state law (Florida Statutes, Section 200.065) require that the City Commission shall, by resolution, adopt an annual budget, determine the amount of millage necessary to be levied and publish the budget so adopted, together with a notice stating the time and place where objections and questions may be heard; and

WHEREAS, the City Manager of the City of Dania Beach, Florida, has prepared and submitted to the City Commission an annual report covering the operation of the City and has set forth in it an estimate of the expenditures and revenues of the City for the ensuing year, beginning October 1, 2024, and ending September 30, 2025, with sufficient copies of such report and estimate being on file in the office of the City Clerk so that any interested party may obtain copies upon request; and

WHEREAS, pursuant to the referendum approved by the voters of the City in the March 2005 General Election, the issuance of General Obligation bonds in an amount not to exceed $10,300,000.00 was authorized; and

WHEREAS, the City has issued General Obligation Bonds in the total amount of $10,300,000.00, and for Fiscal Year 2024-2025 the City will be levying a debt millage equal to 0.0985 mills towards the payment of principal and interest; and

WHEREAS, the City Manager has presented to the City Commission detailed information supporting the estimate, affording the City Commission a comprehensive understanding of the City Government budget and funding for the ensuing period, including expenditures for corresponding items during the last two fiscal years, and any increase and

decrease in financial demands for the ensuing year, as compared with corresponding appropriations for the last (prior) fiscal year; and

WHEREAS, the City Commission has met and considered the City Manager's annual report and estimate for the ensuing year; has determined and fixed the amount necessary to carry on the government of the City for the ensuing year; has prepared a tentative budget setting forth the amounts necessary to be raised for the various departments of the City; and has appropriated the necessary amounts to the various departments of the City, considering the applicable funds on hand and the estimated departmental revenues; and

WHEREAS, the City Commission, in order to produce a sufficient sum to fund the tentative budget, it is recommended that a provisional millage of 5.9998 mills be levied against ad valorem valuation of property subject to taxation in the City of Dania Beach; and

WHEREAS, the "rolled back rate" as computed in accordance with the provisions of Section 200.065(1), Florida Statutes, is 5.7147 mills.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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 proposed tentative operating millage necessary to be levied against ad valorem valuation of property subject to taxation in the City of Dania Beach to produce a sufficient sum, which, together with departmental revenue, will be adequate to pay the appropriations made in the tentative budget, is as follows:

FOR OPERATING BUDGET:

(GENERAL MUNICIPAL MILLAGE) 5.9998 MILLS

Section 3. That the proposed millage rate is a 4.99% increase from the rolled back rate, as computed in accordance with the provisions of Section 200.065(1), Florida Statutes.

Section 4. That the voted debt service millage rate is 0.0985 mills, as established in accordance with the provisions of law pursuant to Chapter 200, Florida Statutes.

Section 5. That the City's aggregate tentative millage rate is 6.0983 (a combined total Millage of 5.9998 Mills for operating and 0.0985 mills for debt service).

Section 6. That the City Commission of the City of Dania Beach will meet on September 12, 2024, at 7:00 p.m. in the City of Dania Beach City Commission Chamber, at 100

West Dania Beach Boulevard, Dania Beach, Florida for the purpose of considering and adopting the above stated millage rate and answering questions concerning same. The City Manager shall specify the purposes for which ad valorem tax revenues are being increased, if any, over the "rolled back rate".

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 take effect and be in force immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2024

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

FLORIDA DEPARTMENT OF REVENUE

Reset Form | Print Form

CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2024	County : Broward
Principal Authority : City of Dania Beach	Taxing Authority : City of Dania Beach - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	$ 5,632,470,970			(1)
2.	Current year taxable value of personal property for operating purposes	$ 1,376,982,226			(2)
3.	Current year taxable value of centrally assessed property for operating purposes	$ 6,367,109			(3)
4.	Current year gross taxable value for operating purposes *(Line 1 plus Line 2 plus Line 3)*	$ 7,015,820,305			(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	$ 249,644,700			(5)
6.	Current year adjusted taxable value *(Line 4 minus Line 5)*	$ 6,766,175,605			(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	$ 6,444,680,146			(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☐ YES	☑ NO	Number 0	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, *Certification of Voted Debt Millage* forms attached. If none, enter 0	☑ YES	☐ NO	Number 1	(9)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/27/2024 4:35:07 PM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy *(If prior year millage was adjusted then use adjusted millage from Form DR-422)*	5.9998	per $1,000	(10)
11.	Prior year ad valorem proceeds *(Line 7 multiplied by Line 10, divided by 1,000)*	$ 38,666,792		(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value *(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)*	$ 0		(12)
13.	Adjusted prior year ad valorem proceeds *(Line 11 minus Line 12)*	$ 38,666,792		(13)
14.	Dedicated increment value, if any *(Sum of either Line 6b or Line 7e for all DR-420TIF forms)*	$ 0		(14)
15.	Adjusted current year taxable value *(Line 6 minus Line 14)*	$ 6,766,175,605		(15)
16.	Current year rolled-back rate *(Line 13 divided by Line 15, multiplied by 1,000)*	5.7147	per $1000	(16)
17.	Current year proposed operating millage rate	5.9998	per $1000	(17)
18.	Total taxes to be levied at proposed millage rate *(Line 17 multiplied by Line 4, divided by 1,000)*	$ 42,093,519		(18)

Continued on page 2

19.	TYPE of principal authority (check one)	☐ County ☑ Municipality	☐ Independent Special District ☐ Water Management District	(19)
20.	Applicable taxing authority (check one)	☑ Principal Authority ☐ MSTU	☐ Dependent Special District ☐ Water Management District Basin	(20)
21.	Is millage levied in more than one county? (check one)	☐ Yes	☑ No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP **STOP HERE - SIGN AND SUBMIT**

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. *(The sum of Line 13 from all DR-420 forms)*	$ 38,666,792	(22)
23.	Current year aggregate rolled-back rate *(Line 22 divided by Line 15, multiplied by 1,000)*	5.7147 per $1,000	(23)
24.	Current year aggregate rolled-back taxes *(Line 4 multiplied by Line 23, divided by 1,000)*	$ 40,093,308	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. *(The sum of Line 18 from all DR-420 forms)*	$ 42,093,519	(25)
26.	Current year proposed aggregate millage rate *(Line 25 divided by Line 4, multiplied by 1,000)*	5.9998 per $1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate *(Line 26 divided by Line 23, **minus 1**, multiplied by 100)*	4.9900 %	(27)

First public budget hearing	Date : 9/12/2024	Time : 19:00:00 EST	Place : 100 W Dania Beach Blvd Dania Beach 33004

SIGN HERE

Taxing Authority Certification

I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.

Signature of Chief Administrative Officer :		Date :
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

Instructions on page 3

CERTIFICATION OF TAXABLE VALUE
INSTRUCTIONS

"Principal Authority" is a county, municipality, or independent special district (including water management districts).

"Taxing Authority" is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check "Yes" if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check "Yes" if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. "Dependent special district" (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

"Independent special district" (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

"Non-voted millage" is any millage not defined as a "voted millage" in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.

Reset Form | Print Form

DR-420MM-P
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

FLORIDA DEPARTMENT OF REVENUE

MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE
For municipal governments, counties, and special districts

Year: **2024**	County: Broward
Principal Authority : City of Dania Beach	Taxing Authority: City of Dania Beach - Operating

1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	☐ Yes	☑ No	(1)

IF YES, STOP ***STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.***

2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	5.7147	per $1,000	(2)
3.	Prior year maximum millage rate with a majority vote from ***2020*** Form DR-420MM, Line 13	5.5802	per $1,000	(3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	5.9998	per $1,000	(4)

If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.

Adjust rolled-back rate based on prior year majority-vote maximum millage rate

5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	$	6,444,680,146	(5)
6.	Prior year maximum ad valorem proceeds with majority vote ***(Line 3 multiplied by Line 5 divided by 1,000)***	$		(6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	$	0	(7)
8.	Adjusted prior year ad valorem proceeds with majority vote ***(Line 6 minus Line 7)***	$		(8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	$	6,766,175,605	(9)
10.	Adjusted current year rolled-back rate ***(Line 8 divided by Line 9, multiplied by 1,000)***		per $1,000	(10)

Calculate maximum millage levy

11.	Rolled-back rate to be used for maximum millage levy calculation ***(Enter Line 10 if adjusted or else enter Line 2)***	5.7147	per $1,000	(11)
12.	Adjustment for change in per capita Florida personal income (***See Line 12 Instructions***)		**1.0569**	(12)
13.	Majority vote maximum millage rate allowed ***(Line 11 multiplied by Line 12)***	6.0399	per $1,000	(13)
14.	Two-thirds vote maximum millage rate allowed ***(Multiply Line 13 by 1.10)***	6.6439	per $1,000	(14)
15.	Current year proposed millage rate	5.9998	per $1,000	(15)
16.	**Minimum vote required to levy proposed millage:** (Check one)			(16)

☑ a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. ***Enter Line 13 on Line 17.***

☐ b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to proposed rate. ***Enter Line 15 on Line 17.***

☐ c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the proposed rate. ***Enter Line 15 on Line 17.***

☐ d. Referendum: The maximum millage rate is equal to the proposed rate. ***Enter Line 15 on Line 17.***

17.	The selection on Line 16 allows a maximum millage rate of ***(Enter rate indicated by choice on Line 16)***	6.0399	per $1,000	(17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	$	7,015,820,305	(18)

Continued on page 2

19.	Current year proposed taxes ***(Line 15 multiplied by Line 18, divided by 1,000)***	$ 42,093,519	(19)
20.	Total taxes levied at the maximum millage rate ***(Line 17 multiplied by Line 18, divided by 1,000)***	$ 42,374,853	(20)

DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP ***STOP HERE. SIGN AND SUBMIT.***

21.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage . ***(The sum of all Lines 19 from each district's Form DR-420MM-P)***	$ 0	(21)
22.	Total current year proposed taxes ***(Line 19 plus Line 21)***	$ 42,093,519	(22)
	Total Maximum Taxes		
23.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage ***(The sum of all Lines 20 from each district's Form DR-420MM-P)***	$ 0	(23)
24.	Total taxes at maximum millage rate ***(Line 20 plus Line 23)***	$ 42,374,853	(24)
	Total Maximum Versus Total Taxes Levied		
25.	Are total current year proposed taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	☑ YES ☐ NO	(25)

SIGN HERE

Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
Signature of Chief Administrative Officer :		Date :
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

Complete and submit this form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with the form DR-420, Certification of Taxable Value.

Instructions on page 3

MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE
INSTRUCTIONS

General Instructions

Each of the following taxing authorities must complete a DR-420MM-P.

- County
- Municipality
- Special district dependent to a county or municipality
- County MSTU
- Independent special district, including water management districts
- Water management district basin

Voting requirements for millages adopted by a two-thirds or a unanimous vote are based on the full membership of the governing body, not on the number of members present at the time of the vote.

This form calculates the maximum tax levy for 2021 allowed under s. 200.065(5), F.S. Counties and municipalities, including dependent special districts and MSTUs, which adopt a tax levy at the final hearing higher than allowed under s. 200.065, F.S., may be subject to the loss of their half-cent sales tax distribution.

DR-420MM-P shows the preliminary maximum millages and taxes levied based on your proposed adoption vote. Each taxing authority must complete, sign, and submit this form to their property appraiser with their completed DR-420, Certification of Taxable Value.

The vote at the final hearing and the resulting maximum may change. After the final hearing, each taxing authority will file a final Form DR-420MM, Maximum Millage Levy Calculation Final Disclosure, with Form DR-487, Certification of Compliance, with the Department of Revenue.

Specific tax year references in this form are updated each year by the Department.

Line Instructions

Lines 5-10

Only taxing authorities that levied a 2020 millage rate less than their maximum majority vote rate must complete these lines. The adjusted rolled-back rate on Line 10 is the rate that would have been levied if the maximum vote rate for 2020 had been adopted. If these lines are completed, enter the adjusted rate on Line 11.

Line 12

This line is entered by the Department of Revenue. The same adjustment factor is used statewide by all taxing authorities. It is based on the change in per capita Florida personal income (s. 200.001(8)(i), F.S.), which Florida Law requires the Office of Economic and Demographic Research to report each year.

Lines 13 and 14

Millage rates are the maximum that could be levied with a majority or two-thirds vote of the full membership of the governing body. With a unanimous vote of the full membership (three-fourths vote of the full membership if the governing body has nine or more members) or a referendum, the maximum millage rate that can be levied is the taxing authority's statutory or constitutional cap.

Line 16

Check the box for the minimum vote necessary at the final hearing to levy your adopted millage rate.

Line 17

Enter the millage rate indicated by the box checked in Line 16. If the proposed millage rate is equal to or less than the majority vote maximum millage rate, enter the majority vote maximum. If a two-thirds vote, a unanimous vote, or a referendum is required, enter the proposed millage rate. For a millage requiring more than a majority vote, the proposed millage rate must be entered on Line 17, rather than the maximum rate, so that the comparisons on Lines 21 through 25 are accurate.

FLORIDA DEPARTMENT OF REVENUE

Reset Form | Print Form

CERTIFICATION OF VOTED DEBT MILLAGE

DR-420DEBT
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2024	County : Broward
Principal Authority : City of Dania Beach	Taxing Authority : City of Dania Beach - Voted, Debt
Levy Description : City of Dania Beach - Voted, Debt	

SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	$ 5,632,470,970	(1)
2.	Current year taxable value of personal property for operating purposes	$ 1,376,982,226	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	$ 6,367,109	(3)
4.	Current year gross taxable value for operating purposes *(Line 1 plus Line 2 plus Line 3)*	$ 7,015,820,305	(4)

SIGN HERE

Property Appraiser Certification I certify the taxable values above are correct to the best of my knowledge.

Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/27/2024 4:35:07 PM

SECTION II: COMPLETED BY TAXING AUTHORITY

5.	Current year proposed voted debt millage rate	0.0985 per $1,000	(5)
6.	Current year proposed millage voted for 2 years or less under s. 9(b) Article VII, State Constitution	per $1,000	(6)

SIGN HERE

Taxing Authority Certification I certify the proposed millages and rates are correct to the best of my knowledge.

Signature of Chief Administrative Officer :		Date :
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

INSTRUCTIONS

Property appraisers must complete and sign Section I of this form with the DR-420, *Certification of Taxable Value*, and DR-420S, *Certification of School Taxable Value*, and provide it to all taxing authorities levying a

- Voted debt service millage levied under Section 12, Article VII of the State Constitution or
- Millage voted for two years or less under s. 9(b), Article VII of the State Constitution

Section I: Property Appraiser

Use a separate DR-420DEBT for each voted debt service millage that's levied by a taxing authority. The property appraiser should check the Yes box on Line 9 of DR-420, *Certification of Taxable Value,* or Line 8 of DR-420S, *Certification of School Taxable Value*. The property appraiser should provide the levy description and complete Section I, Lines 1 through 4 of this form, for each voted debt service millage levied.

Enter only taxable values that apply to the voted debt service millage indicated.

Sign, date, and forward the form to the taxing authority with the DR-420.

Section II: Taxing Authority

Each taxing authority levying a voted debt service millage requiring this form must provide the proposed voted debt millage rate on Line 5.

If a DR-420DEBT wasn't received for any
- Voted debt service millages or
- Millages voted for two years or less

contact the property appraiser as soon as possible and request a DR-420DEBT.

Sign, date, and return the form to your property appraiser with the DR-420 or DR-420S.

All TRIM forms for taxing authorities are available on our website at **http://dor.myflorida.com/dor/property/trim**

City of Dania Beach
Public Services Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fenando J. Rodriguez, Public Services Director
Colin Donnelly, CIP and Grants Administrator, Public Services Department

SUBJECT: **AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE BROWARD SHERIFF'S OFFICE TO ADMINISTER THE FY21 JUSTICE ASSISTANCE GRANT PROGRAM**

Request:
The Public Services Department (PSD) requests the adoption of a resolution authorizing a memorandum of understanding (MOU) between the City of Dania Beach (City) and the Broward Sheriff's Office (BSO) to administer the FY21 Justice Assistance Grant (JAG) Program.

Background:
Several cities in Broward County annually apply for and receive United States Department of Justice (DOJ) grant funds from the JAG Program. Those cities where BSO provides law enforcement services enter into a MOU to administer the JAG Program. The DOJ awarded Broward County, as the lead agency, JAG Award No. 15PBJA-21-GG-01376-JAGX, for which the City as a sub-recipient receives $15,915.60 in funding.

The City expends its allocation on a share of a crime analyst position at BSO and specialized crime prevention activities throughout the city.

Budgetary Impact
The MOU has no fiscal impact on the City.

Recommendation
PSD recommends that the City Commission adopt a resolution to enter into an MOU between the City and BSO to administer the FY21 JAG Program.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY AND THE BROWARD COUNTY SHERIFF'S OFFICE (BSO) FOR THE FY 2021 EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROGRAM (JAG); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach (City) is eligible to receive funding from the Department of Justice (DOJ) under the Edward Byrne Memorial Justice Assistance Grant; and

WHEREAS, the DOJ has identified Broward County as a "disparate" County; and

WHEREAS, the DOJ awarded Broward County, as lead agency in the disparate County, JAG Award No. 15PBJA-21-GG-01376-JAGX, of which the City as a sub-recipient was awarded Fifteen Thousand Nine Hundred Fifteen Dollars and Sixty Cents ($15,915.60); and

WHEREAS, on February 28, 2023, the City of Dania Beach City Commission approved Resolution No. 2023-020 authoring a subgrant agreement with Broward County for the distribution of JAG funds; and

WHEREAS, BSO has been selected through this MOU to administer the program and serve as the fiscal agent for the distribution of all funds received for the JAG Program; and

WHEREAS, the City and BSO desire to memorialize the terms under which BSO will administer the JAG Program and serve as the fiscal agent as detailed in the MOU, and which is attached as Exhibit "A" and is incorporated into this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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 City Commission of the City of Dania Beach, Florida authorizes the proper City officials to execute an MOU between the City and BSO for 2021 JAG Program and to execute any subsequent amendments to the MOU.

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 effective 10 days after passage.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

2021 EDWARD BYRNE JUSTICE
ASSISTANCE LOCAL SOLICITATION GRANT
MEMORANDUM OF UNDERSTANDING (MOU)

This Memorandum of Understanding (MOU) is being executed by the following listed participating agencies (hereinafter "participating agencies")":

Broward Sheriff's Office (BSO)	City of Hallandale Beach	City of Oakland Park
City of Coral Springs	City of Hollywood	City of Pembroke Pines
City of Dania Beach	City of Lauderdale Lakes	City of Plantation
Town of Davie	City of Lauderhill	City of Pompano Beach
City of Deerfield Beach	City of Miramar	City of Sunrise
City of Fort Lauderdale	City of North Lauderdale	City of Tamarac

Nothing in this MOU should be construed as limiting or impeding the basic spirit of cooperation which exists between the participating agencies, listed above.

WHEREAS, Broward County has been identified as a "disparate" County; and

WHEREAS, the participating agencies have been identified as eligible jurisdictions able to collectively implement the objectives and goals of the Edward Byrne Justice Assistance Grant (hereinafter "JAG"); and

WHEREAS, the participating agencies have formed a working committee and developed a course of action to achieve the goals and objectives of the JAG Program; and

WHEREAS, the **Broward Sheriff's Office (BSO)** has been selected as through this MOU, to administer the program and serve as the fiscal agent for the disbursement of all funds received for the JAG Program.

THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the participating agencies agree as follows:

Purpose

This MOU establishes the relationship between the parties for participation in the FY 2021 Edward Byrne Justice Assistance Grant (JAG) Local Solicitation Grant Program (Award Number **15PBJA-21-GG-01376-JAGX**).

Procedures

1. **BSO** will serve as the lead agency and grant administrator for the agencies in Broward County, Florida participating in the JAG

Program. Pursuant to the JAG Program guidelines, funding for the JAG Program will be provided to the **BSO**.

2. The **BSO** shall then disperse the funds to the parties in the amounts determined by the JAG Program. For municipalities that currently contract with BSO for law enforcement services, the BSO shall retain the funds for use in the appropriate BSO Districts pursuant to the contracts for law enforcement services.

3. Each party shall be responsible for submitting its own application for their individual JAG Program to the **BSO**. The **BSO**, Grants Management Office will prepare the single application to include the Program Narrative and Budget Narrative, and shall submit the application to the Department of Justice.

Below is the list of awards, less the 10% of the Formula-Based Allocation for administrative costs for each of the seventeen jurisdictions:

2021 EDWARD BYRNE MEMORIAL JAG AWARDS

Jurisdiction Name	Formula-Based Allocation	Less 10% Administrative Cost	Award
Broward County/ Broward Sheriff's Office	$26,798	($2,679.80)	$24,118.20
City of Coral Springs	$17,765	($1,776.50)	$15,988.50
City of Dania Beach	$17,684	($1,768.40)	$15,915.60
Town of Davie	$21,492	($2,149.20)	$19,342.80
City of Deerfield Beach	$27,314	($2,731.40)	$24,582.60
City of Fort Lauderdale	$86,405	($8,640.50)	$77,764.50
City of Hallandale Beach	$16,922	($1,692.20)	$15,229.80
City of Hollywood	$34,388	($3,438.80)	$30,949.20
City of Lauderdale Lakes	$25,655	($2,565.50)	$23,089.50
City of Lauderhill	$48,589	($4,858.90)	$43,730.10
City of Miramar	$28,702	($2,870.20)	$25,831.80
City of North Lauderdale	$19,234	($1,923.40)	$17,310.60
City of Oakland Park	$23,016	($2,301.60)	$20,714.40
City of Pembroke Pines	$26,934	($2,693.40)	$24,240.60
City of Plantation	$18,527	($1,852.70)	$16,674.30
City of Pompano Beach	$74,380	($7,438.00)	$66,942.00
City of Sunrise	$16,133	($1,613.30)	$14,519.70
City of Tamarac	$14,392	($1,439.20)	$12,952.80
Total	**$544,330**	**($54,433.00)**	**$489,897**

* BSO will also be the lead agency and provide fiscal and programmatic oversight.

Term and Termination

1. This MOU shall remain in effect from October 1, 2020 through September 30, 2024, and its continuation shall be subject to the availability of necessary funding from the JAG Program.
2. A participating agency may withdraw from this agreement at any time by providing thirty (30) days written notice of its intent to withdraw to all other participating agencies.
3. This MOU may be terminated upon the written consent of all parties to this MOU.

Amendments

This MOU may be modified at any time upon the written agreement of all of the participating agencies.

Insurance and Indemnification

1. Each party agrees to maintain its own comprehensive general liability insurance, professional liability insurance, automobile liability insurance and workers compensation insurance policy or maintain a self-insuring fund for the term of the Agreement in the amounts determined by each party to adequately insure said party's liability assumed herein, but in no event shall such coverage be less than the amount of statutory waiver of sovereign immunity. The participating agencies agree to provide the **BSO** within thirty (30) days of entering this Agreement with proof of insurance if requested.

2. Each party shall be responsible for the negligent acts or omissions of their respective employees in accordance with Ch. 768.28, Fla. Stat. and nothing herein shall be deemed a waiver of those protections.

Guidelines

In performing its duties, responsibilities and obligations pursuant to this Agreement, each party agrees to: (i) adhere to the requirement standards set forth in the Office of Justice Programs' *Financial Guide*, as amended and Federal OMB Circular A-133, as applicable; and (ii) , the special conditions FY 2021 Edward Byrne Justice Assistance Grant (JAG) Local Solicitation Grant Award issued by DOJ. All participating agencies shall enter into a formal sub-award agreement between the **BSO** as Sub-award Grantor and the participating agency as the Sub-award Grantee in a form substantially similar to the attached Exhibit 1.

Records

a. Each party understands that any and all records created as a result of participating in this Program may be subject to public disclosure pursuant to the Public Records Statute, Fla. Stat. Section 119.07 and shall be responsible for compliance with any public records request served upon it and any resultant award of attorney's fees for noncompliance.

b. Each party shall maintain its own respective records and documents associated with MOU sufficient to demonstrate compliance with the terms of this Agreement for a period of five (5) years from the date of execution of the MOU and shall allow the **BSO** access to such records upon request.

c. Each party, its employees or agents, shall allow access to its records concerning this MOU at reasonable times to the **BSO**, its employees, and agents. The term "agents" shall include, but is not limited to, auditors retained or employed by the **BSO**. The term "reasonable" shall be construed according to the individual party circumstances but ordinarily shall mean during normal business hours of 8:00 am to 5:00 pm, local time, Monday through Friday.

d. Upon reasonable notice, the participating agency shall provide the **BSO** with any additional documentation, information, or reports as may be required by the **BSO**.

Execution

This agreement may be executed in counterparts each of which shall be deemed an original and all of which together shall be considered one and the same agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

2021 EDWARD BYRNE JUSTICE ASSISTANCE GRANT MEMORANDUM OF UNDERSTANDING

IN WITNESS WHEREOF, the parties executed this instrument on the date(s) shown below.

BROWARD COUNTY SHERIFF'S OFFICE

By: _____ Date: _____
Colonel Oscar Llerena, Executive Director
Department of Administration

Approved as to form and legal sufficiency
subject to the execution by the parties:

By: _____ Date: _____
Terrence Lynch, General Counsel/Executive Director
Office of the General Counsel

2021 EDWARD BYRNE JUSTICE ASSISTANCE GRANT MEMORANDUM OF UNDERSTANDING

IN WITNESS WHEREOF, the parties executed this instrument on the date(s) shown below.

CITY OF DANIA BEACH

By:

_____ Date: _____

Ana M. Garcia, City Manager

Approved as to form and legal sufficiency
subject to the execution by the parties:

By: _____ Date: _____

City Attorney

City of Dania Beach
Public Services Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Dincer A. Ozaydin, P.E., Deputy Director/City Engineer

SUBJECT: **AUTHORIZATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE BROWARD SHERIFF'S OFFICE TO ADMINISTER THE FY22 JUSTICE ASSISTANCE GRANT PROGRAM**

Request:
The Public Services Department (PSD) requests the adoption of a resolution authorizing a memorandum of understanding (MOU) between the City of Dania Beach (City) and the Broward Sheriff's Office (BSO) to administer the FY22 Justice Assistance Grant (JAG) Program.

Background:
Several cities in Broward County annually apply for and receive United States Department of Justice (DOJ) grant funds from the JAG Program. Those cities where BSO provides law enforcement services enter into a MOU to administer the JAG Program. The DOJ awarded Broward County, as the lead agency, JAG Award No. 16,410.04 for FY22, for which the City as a sub-recipient receives $16,410.04.

The City expends its allocation on a share of a crime analyst position at BSO and specialized crime prevention activities throughout the city.

Budgetary Impact
The MOU has no fiscal impact on the City.

Recommendation
PSD recommends that the City Commission adopt a resolution to enter into an MOU between the City and BSO to administer the FY22 JAG Program.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF DANIA BEACH AND THE BROWARD COUNTY SHERIFF'S OFFICE FOR THE FY 2022 EDWARD BYRNE JUSTICE ASSISTANCE GRANT PROGRAM (JAG); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach (City) is eligible to receive funding from the United States Department of Justice (DOJ) under the Edward Byrne Memorial Justice Assistance Grant; and

WHEREAS, the DOJ has identified Broward County as a "disparate" county; and

WHEREAS, the DOJ awarded Broward County, as lead agency in the disparate county, a JAG Award No. 15PBJA-22-GG-02086-JAGX for FY22, which the City as a sub-recipient was awarded Sixteen Thousand Four Hundred Ten Dollars and Four Cents ($16,410.04) in funding; and

WHEREAS, on February 28, 2023, the City of Dania Beach City Commission approved Resolution No. 2023-021 authoring a subgrant agreement with Broward County for the distribution of FY22 JAG funds; and

WHEREAS, BSO has been selected through this MOU to administer the program and serve as the fiscal agent for the distribution of all funds received for the JAG Program; and

WHEREAS, the City and BSO desire to memorialize the terms under which BSO will administer the JAG Program and serve as the fiscal agent as detailed in the MOU, and which is attached as Exhibit "A" and is incorporated into this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 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 City Commission of the City of Dania Beach, Florida authorizes the proper City officials to execute an MOU between the City and BSO for FY22 JAG Program and to execute any subsequent amendments to the MOU.

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 effective 10 days after passage.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

2022 EDWARD BYRNE JUSTICE
ASSISTANCE LOCAL SOLICITATION GRANT
MEMORANDUM OF UNDERSTANDING (MOU)

This Memorandum of Understanding (MOU) is being executed by the following listed participating agencies (hereinafter "participating agencies")":

Broward Sheriff's Office (BSO)	City of Hallandale Beach	City of Oakland Park
City of Coral Springs	City of Hollywood	City of Pembroke Pines
City of Dania Beach	City of Lauderdale Lakes	City of Plantation
Town of Davie	City of Lauderhill	City of Pompano Beach
City of Deerfield Beach	City of Miramar	City of Sunrise
City of Fort Lauderdale	City of North Lauderdale	City of Tamarac

Nothing in this MOU should be construed as limiting or impeding the basic spirit of cooperation which exists between the participating agencies, listed above.

WHEREAS, Broward County has been identified as a "disparate" County; and

WHEREAS, the participating agencies have been identified as eligible jurisdictions able to collectively implement the objectives and goals of the Edward Byrne Justice Assistance Grant (hereinafter "JAG"); and

WHEREAS, the participating agencies have formed a working committee and developed a course of action to achieve the goals and objectives of the JAG Program; and

WHEREAS, the **Broward Sheriff's Office (BSO)** has been selected as through this MOU, to administer the program and serve as the fiscal agent for the disbursement of all funds received for the JAG Program.

THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants hereinafter set forth, the participating agencies agree as follows:

Purpose

This MOU establishes the relationship between the parties for participation in the FY 2022 Edward Byrne Justice Assistance Grant (JAG) Local Solicitation Grant Program (Award Number **15PBJA-22-GG-02086-JAGX**).

Procedures

1. **BSO** will serve as the lead agency and grant administrator for the agencies in Broward County, Florida participating in the JAG

Program. Pursuant to the JAG Program guidelines, funding for the JAG Program will be provided to the **BSO**.

2. The **BSO** shall then disperse the funds to the parties in the amounts determined by the JAG Program. For municipalities that currently contract with BSO for law enforcement services, the BSO shall retain the funds for use in the appropriate BSO Districts pursuant to the contracts for law enforcement services.

3. Each party shall be responsible for submitting its own application for their individual JAG Program to the **BSO**. The **BSO**, Grants Management Office will prepare the single application to include the Program Narrative and Budget Narrative, and shall submit the application to the Department of Justice.

Below is the list of awards, less the 7.02% of the Formula-Based Allocation for indirect costs for each of the seventeen jurisdictions:

2022 EDWARD BYRNE MEMORIAL JAG AWARDS

Jurisdiction Name	Formula-Based Allocation	Less 7.02% Indirect Cost	Award
Broward County/ Broward Sheriff's Office	$27,910.00	($1,959.28)	$25,950.72
City of Coral Springs	$15,837.00	($1,111.76)	$14,725.24
City of Dania Beach	$17,649.00	($1,238.96)	$16,410.04
Town of Davie	$22,557.00	($1,583.50)	$20,973.50
City of Deerfield Beach	$26,906.00	($1,888.80)	$25,017.20
City of Fort Lauderdale	$90,952.00	($6,384.83)	$84,567.17
City of Hallandale Beach	$16,590.00	($1,164.62)	$15,425.38
City of Hollywood	$37,948.00	($2,663.95)	$35,284.05
City of Lauderdale Lakes	$25,568.00	($1,794.87)	$23,773.13
City of Lauderhill	$48,905.00	($3,433.13)	$45,471.87
City of Miramar	$27,771.00	($1,949.52)	$25,821.48
City of North Lauderdale	$18,625.00	($1,307.48)	$17,317.53
City of Oakland Park	$23,114.00	($1,622.60)	$21,491.40
City of Pembroke Pines	$24,481.00	($1,718.57)	$22,762.43
City of Plantation	$18,096.00	($1,270.34)	$16,825.66
City of Pompano Beach	$72,856.00	($5,114.49)	$67,741.51
City of Sunrise	$15,949.00	($1,119.62)	$14,829.38
City of Tamarac	$15,001.00	($1,053.07)	$13,947.93
Total	**$546,715.00**	**($38,379.39)**	**$508,335.61**

* BSO will also be the lead agency and provide fiscal and programmatic oversight.

Term and Termination

1. This MOU shall remain in effect from October 1, 2021 through September 30, 2025, and its continuation shall be subject to the availability of necessary funding from the JAG Program.
2. A participating agency may withdraw from this agreement at any time by providing thirty (30) days written notice of its intent to withdraw to all other participating agencies.
3. This MOU may be terminated upon the written consent of all parties to this MOU.

Amendments

This MOU may be modified at any time upon the written agreement of all of the participating agencies.

Insurance and Indemnification

1. Each party agrees to maintain its own comprehensive general liability insurance, professional liability insurance, automobile liability insurance and workers compensation insurance policy or maintain a self-insuring fund for the term of the Agreement in the amounts determined by each party to adequately insure said party's liability assumed herein, but in no event shall such coverage be less than the amount of statutory waiver of sovereign immunity. The participating agencies agree to provide the **BSO** within thirty (30) days of entering this Agreement with proof of insurance if requested.

2. Each party shall be responsible for the negligent acts or omissions of their respective employees in accordance with Ch. 768.28, Fla. Stat. and nothing herein shall be deemed a waiver of those protections.

Guidelines

In performing its duties, responsibilities and obligations pursuant to this Agreement, each party agrees to: (i) adhere to the requirement standards set forth in the Office of Justice Programs' *Financial Guide*, as amended and Federal OMB Circular A-133, as applicable; and (ii) , the special conditions FY 2022 Edward Byrne Justice Assistance Grant (JAG) Local Solicitation Grant Award issued by DOJ. All participating agencies shall enter into a formal sub-award agreement between the **BSO** as Sub-award Grantor and the participating agency as the Sub-award Grantee in a form substantially similar to the attached Exhibit 1.

Records

a. Each party understands that any and all records created as a result of participating in this Program may be subject to public disclosure pursuant to the Public Records Statute, Fla. Stat. Section 119.07 and shall be responsible for compliance with any public records request served upon it and any resultant award of attorney's fees for noncompliance.

b. Each party shall maintain its own respective records and documents associated with MOU sufficient to demonstrate compliance with the terms of this Agreement for a period of five (5) years from the date of execution of the MOU and shall allow the **BSO** access to such records upon request.

c. Each party, its employees or agents, shall allow access to its records concerning this MOU at reasonable times to the **BSO**, its employees, and agents. The term "agents" shall include, but is not limited to, auditors retained or employed by the **BSO**. The term "reasonable" shall be construed according to the individual party circumstances but ordinarily shall mean during normal business hours of 8:00 am to 5:00 pm, local time, Monday through Friday.

d. Upon reasonable notice, the participating agency shall provide the **BSO** with any additional documentation, information, or reports as may be required by the **BSO**.

Execution

This agreement may be executed in counterparts each of which shall be deemed an original and all of which together shall be considered one and the same agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

2022 EDWARD BYRNE JUSTICE ASSISTANCE GRANT MEMORANDUM OF UNDERSTANDING

IN WITNESS WHEREOF, the parties executed this instrument on the date(s) shown below.

BROWARD COUNTY SHERIFF'S OFFICE

By: _____ Date: _____
Colonel Oscar Llerena, Executive Director
Department of Administration

Approved as to form and legal sufficiency
subject to the execution by the parties:

By: _____ Date: _____
Terrence Lynch, General Counsel/Executive Director
Office of the General Counsel

2022 EDWARD BYRNE JUSTICE ASSISTANCE GRANT MEMORANDUM OF UNDERSTANDING

IN WITNESS WHEREOF, the parties executed this instrument on the date(s) shown below.

CITY OF DANIA BEACH

By:

_____ Date: _____

Ana M. Garcia, City Manager

Approved as to form and legal sufficiency
subject to the execution by the parties:

By: _____ Date: _____

City Attorney

City of Dania Beach
Public Services Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Dincer A. Ozaydin, P.E., Deputy Director/City Engineer

SUBJECT: APPROVAL OF CONTINGENCY FUNDS FOR THE PURCHASE OF CHEMICALS FOR THE WATER TREATMENT PLANT

Request:
The Public Services Department (PSD) is requesting approval for an expenditure of $45,000 from contingency funds to purchase sodium hypochlorite chemicals for the Water Treatment Plant (WTP). PSD is also requesting to exceed the City's single vendor annual purchasing threshold of $50,000.

Background:
PSD utilizes Allied Universal Corp. under the Southeast Florida Government Co-op contract to supply the city with sodium hypochlorite at a low cost. These chemicals are used to disinfect the raw water supply during the treatment process. The cost of the chemicals has increased from $0.78 per gallon to $1.57 per gallon over the past 18 months. This increase makes the plant's budget allocation for this chemical insufficient. The budget required to properly cover the annual cost of sodium hypochlorite is approximately $105,000, or $45,000 above the current allocation.

Budgetary Impact
The requested $45,000 increase will be appropriated from the Water Utility Admin Contingency Fund Account No. 401-33-01-533-99-10

Recommendation
PSD recommends the approval expenditure of $45,000 in contingency funds for the WTP disinfection chemical cost and to exceed the annual single vendor purchasing amount threshold of $50,000.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CONTINGENCY FUNDS IN THE AMOUNT OF FORTY FIVE THOUSAND ($45,000.00) FOR THE PURCHASE OF SODIUM HYPOCHLORITE CHEMICALS FROM ALLIED UNIVERSAL CORPORATION FOR THE WATER TREATMENT PLANT, UNDER THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT BID NO. EVENT 139, AND TO EXCEED THE ANNUAL SINGLE VENDOR PURCHASING POLICY OF FIFTY THOUSAND DOLLARS ($50,000.00) FOR EACH YEAR THE CONTRACT IS IN PLACE, AND FURTHER PROVIDING THAT SUCH PURCHASES ARE TO BE MADE WITHIN THE WATER DIVISION'S APPROVED CHEMICAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids and is authorized to do so if a resolution is adopted in advance by the City Commission and if such purchases are made pursuant to a competitive bid obtained in the last eighteen (18) months by other government agencies such as the federal government, State of Florida, or a Florida municipality or county, or multiple agencies forming a co-op; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold or limitation at Fifty Thousand Dollars ($50,000.00) for a vendor each fiscal year that the contract is valid; and

WHEREAS, the Public Services Department utilizes Allied Universal Corporation under the Southeast Florida Government Co-op Contract Bid No. 139 for the purchase of sodium hypochlorite for the treatment of drinking water; and

WHEREAS, the Public Services Department has determined that the items can be obtained at the least cost to the City without competitive bidding and without advertisement for bids from Allied Universal Corporation under an existing Co-op Agreement with the Southeast Florida Government Purchasing Cooperative Group Contract Bid No. Event 139 with an initial expiration term from September 1, 2023, to August 31, 2025, with two (2) one (1) year renewal

options to be valid each year that the contract is in place, copies are attached as composite Exhibit "A"; and

WHEREAS, the cost of sodium hypochlorite has increased from $0.78 per gallon to $1.57 per gallon requiring additional funding in the amount of $45,000 and PSD is requesting approval of a budget amendment to utilize Water Fund Contingency to cover this additional cost.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above "WHEREAS" clauses are ratified and confirmed to be true and correct and are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City approves the purchase of water treatment plant chemicals from Allied Universal Corporation under the existing Co-op Agreement with the Southeast Florida Government Purchasing Cooperative Group, a copy of which is attached as Exhibit A, exceeding the annual vendor threshold of Fifty Thousand Dollars ($50,000.00) for the term of the contract.

Section 3. That funding in the amount of $45,000 shall be transferred from the Water Utility Admin Contingency Fund Account No. 401-33-01-533-99-10 to the Water Treatment Plant Chemical Account No. 401-33-03-533-52-40.

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 effective 10 days after passage.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____	_____
ELORA RIERA, MMC	ARCHIBALD J. RYAN IV
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

Southeast Florida Governmental Purchasing Cooperative Group

CONTRACT AWARD

Please complete each of the applicable boxes and submit with bid documents, award notices and tabulations to lpiper@myboca.us for placement on the NIGP SEFL website Cooperative contract page.

BID/RFP No. Event 139

Description/Title: Sodium Hypochlorite (Co-Op)

Initial Contract Term: Start Date: 9/1/2023 End Date: 8/31/2025

Renewal Terms of the Contract: Two (2) (No. of Renewals) Renewal Options for One (1)year (Period of Time)

Renewal No. ___ Start Date: _____ End Date: _____

Renewal No. ___ Start Date: _____ End Date: _____

Renewal No. ___ Start Date: _____ End Date: _____

SECTION #1 **VENDOR AWARD**

Vendor Name: Allied Universal Corp

Vendor Address: 3901 NW 115th Ave Miami, FL 33178

Contact: Cristhianne Mungia

Phone: 305-888-2623 ext 0125 Fax: _____

Cell/Pager: _____ Email Address: CristhianneM@allieduniversal.com

Website: _____ FEIN: _____

SECTION #2 **AWARD/BACKGROUND INFORMATION**

Award Date: 8/22/2023 Resolution/Agenda Item No.: CAM# 26-0653

Insurance Required: Yes Y No _____

Performance Bond Required: Yes N/a No _____

SECTION #3 **LEAD AGENCY**

Agency Name: City Of Fort Lauderdale

Agency Address: 100 N Andrews Ave, Fort Lauderdale, FL 33301

Agency Contact: Stefan Mohammed Email smohammed@fortlauderdale.gov

Telephone: 954-326-6378 Fax: _____

COMMODITIES CONTRACT AWARD

CITY OF FORT LAUDERDALE
PROCUREMENT SERVICES DIVISION

Contract Name
Sodium Hypochlorite (Co-Op)

Contract No.	Initial Period Covered	Event No.
497	9/1/2023 – 8/31/2025	139

Awarded Vendor:	Terms:
Allied Universal Corp. 3901 NW 115th Ave Miami, FL 33178 Attn: Cristhianne Mungia Tel: 305-888-2623 ext 0125 Email: CristhianneM@allieduniversal.com	P-Card Accepted? Yes

Insurance Coverage Required:	Yes
Authorized Purchases:	$499,800
Approved by City Commission:	CAM 23-0653
Extension Options:	Yes Qty 2 / 1 -Yr Extensions

ITEMS:

Sodium Hypochlorite (Tanker load) ..... $1.47 per gallon

Sodium Hypochlorite (Less than tanker load) ……$1.57 per gallon

Department Contract Coordinator: Mary Ann Walder (Johnston), 954-828-7843

Procurement Specialist: Stefan Mohammed, 954-326-6378

Approved by Commission CAM 23-0653 on 8/22/2023

Event # 139-0

Name: Sodium Hypochlorite (Co-Op)

Description: The City of Fort Lauderdale, Florida (City) is seeking bids from qualified, experienced, and licensed firm(s), hereinafter referred to as the Contractor or Bidder, to provide Sodium hypochlorite for the City, in accordance with the terms, conditions, and specifications contained in this Invitation to Bid (IFB). This is a cooperative IFB issued by the City of Fort Lauderdale on behalf of the Southeast Florida Governmental Cooperative Purchasing Group.

This is an initial two (2) year contract with two, one (1) year renewal terms.

Buyer: Mohammed, Stefan

Status: Pending Award

Event Type: IFB

Currency: USD

Sealed Bid: Yes

Respond To All Lines: No

Q & A Allowed: Yes

Number Of Amendments: 0

Display Bid Tabulation: Display When Event Closed For Bidding Or Canceled

Event Dates

Preview:

Q & A Open: 06/22/2023 04:00:00 PM

Open: 06/22/2023 03:00:00 PM

Q & A Close: 07/05/2023 05:00:00 PM

Close: 07/06/2023 02:00:00 PM

Dispute Close:

Questions

Question	Response Type	Attachment
Did you complete all the required forms?	Yes No Text	Event 139- Sodium hypochlorite questions.pdf

Attachments

Name	Attachment
1. General Conditions - Rev 10-2022.pdf	1. General Conditions - Rev 10-2022.pdf
Event 139- Sodium Hypochlorite.pdf	Event 139- Sodium Hypochlorite.pdf

Event # 139-0: Sodium Hypochlorite (Co-Op)

Contacts

Name	Email Address
Stefan Mohammed	SMohammed@fortlauderdale.gov

Commodity Codes

Commodity Code	Description
190-68	Oxidizing and Bleaching Agents
505-25	Chlorine and Peroxygen Bleaches
885-84	Sodium Hydroxide

Line Details

Line 1: Sodium hypochlorite- Tanker Load

Description: Sodium hypochlorite- Tanker Load

Sodium hypochlorite- Tanker Load

Long Item Description: City of Fort Lauderdale anticipated usage: 340,000 gallons over 2 years.

Based on past usage, the co-op anticipates usage of 9,214,000 gallons for the two year contract. However past usage is not indicative of future usage.

Commodity Code: 885-84 Sodium Hydroxide

Quantity: 340,000.0000 **Unit of Measure:** GA

Require Response: No **Price Breaks Allowed:** No **Allow Alternate Responses:** No

Add On Charges Allowed: No

Line 2: Sodium hypochlorite- Less than tanker load

Event # 139-0: Sodium Hypochlorite (Co-Op)

Description: Sodium hypochlorite- Less than tanker load

Sodium hypochlorite- Less than tanker load

Long Item Description: Based on past usage, the Co-op anticipates usage of 356,000 gallons for a two year term, however past usage is not indicative of future usage.

Commodity Code: 190-68 Oxidizing and Bleaching Agents

Quantity: 1.0000

Unit of Measure: GA

Require Response: No

Price Breaks Allowed: No

Allow Alternate Responses: No

Add On Charges Allowed: No

SECTION I – INTRODUCTION AND INFORMATION

1.1 Purpose

The City of Fort Lauderdale, Florida (City) is seeking bids from qualified, experienced, and licensed firm(s), hereinafter referred to as the Contractor or Bidder, to provide Sodium hypochlorite for the City, in accordance with the terms, conditions, and specifications contained in this Invitation to Bid (IFB). This is a cooperative IFB issued by the City of Fort Lauderdale on behalf of the Southeast Florida Governmental Cooperative Purchasing Group and the participating agencies referenced below.

1.2 Point of Contact

For information concerning procedures for responding to this solicitation, contact Procurement Specialist, Stefan Mohammed, at (954) 828-5351or email at Smohammed@fortlauderdale.gov. Such contact shall be for clarification purposes only.

For information concerning technical specifications, please utilize the question / answer feature provided by the City's on-line strategic sourcing platform. Questions of a material nature must be received prior to the cut-off date specified in the ITB schedule. Material changes, if any, to the scope of services or bidding procedures will only be transmitted by written addendum. Bidders please note: No part of your bid can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a bid will be considered evidence that the Bidder has familiarized themselves with the nature and extent of the work, and the equipment, materials, and labor required. The entire bid response must be submitted in accordance with all specifications contained in this solicitation. The questions and answers submitted in the City's on-line strategic sourcing platform shall become part of any contract that is created from this ITB.

1.3 Pre-bid Conference and/or Site Visit

There will not be a pre-bid conference or site visit for this ITB.

It will be the sole responsibility of the Bidder to become familiar with the scope of the City's requirements and systems prior to submitting a bid. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a bid will be considered evidence that the Bidder has familiarized themselves with the nature and extent of the work, equipment, materials, and labor required.

1.4 CITY'S ON-LINE STRATEGIC SOURCING PLATFORM

The City of Fort Lauderdale uses its own on-line strategic sourcing platform to administer the competitive solicitation process, including but not limited to soliciting bids, issuing addenda, posting results, and issuing notification of an intended decision. There is no charge to register and download the ITB from the City's on-line strategic sourcing platform. Bidders are strongly encouraged to read the supplier tutorials available in the City's on-line strategic sourcing platform well in advance of their intention of submitting a bid to ensure familiarity with the use of the City's on-line strategic sourcing platform. The City shall not be responsible for a Bidder's inability to submit a Bid by the end date and time for any reason, including issues arising from the use of the City's on-line strategic sourcing platform.

It is the sole responsibility of the Bidder to ensure that their bid is submitted electronically through the City's on-line strategic sourcing platform no later than the time and date specified in

this solicitation. PAPER BID SUBMITTALS WILL NOT BE ACCEPTED. BIDS MUST BE SUBMITTED ELECTRONICALLY VIA the City's on-line strategic sourcing platform.

IN THE EVENT OF ANY CONFLICT OR DISCREPANCY BETWEEN BID/PROPOSAL PRICE(S) SUBMITTED BY BIDDER/PROPOSER ELECTRONICALLY INTO THE CITY'S ON-LINE STRATEGIC SOURCING PLATFORM UNIT PRICE FIELD(S), ANY OTHER FORMS OR ATTACHMENTS (WHETHER PART OF THE CITY'S SOLICITATION DOCUMENTS OR DOCUMENTS CREATED AND UPLOADED BY THE BIDDER/PROPOSER), OR ANOTHER SECTION/FIELD OF THE SYSTEM, THE ONLINE UNIT PRICE(S) INPUTTED ELECTRONICALLY INTO THE SYSTEM BY BIDDER/PROPOSER SHALL GOVERN.

1.5 Electronic Bid Openings

Please be advised that effective immediately, and until further notice, all Invitation to Bids, Request for Proposals, Request for Qualifications, and other solicitations led by the City of Fort Lauderdale will be opened electronically via the City's on-line strategic sourcing platform at the date and time indicated on the solicitation. All openings will be held on the City's on-line strategic sourcing platform.

Anyone requesting assistance or having further inquiry in this matter must contact the Procurement Specialist indicated on the solicitation, via the Question-and-Answer forum on the City's on-line strategic sourcing platform before the Last Day for Questions indicated in the Solicitation.

END OF SECTION

SECTION II - SPECIAL TERMS AND CONDITIONS

2.1 General Conditions

ITB General Conditions (Form G-107, Rev. 09/22) are included and made a part of this ITB.

2.2 Addenda, Changes, and Interpretations

It is the sole responsibility of each firm to notify the Procurement Specialist utilizing the question / answer feature provided by the City's on-line strategic sourcing platform and request modification or clarification of any ambiguity, conflict, discrepancy, omission, or other error discovered in this competitive solicitation. Requests for clarification, modification, interpretation, or changes must be received prior to the Question and Answer (Q & A) Deadline. Requests received after this date may not be addressed. Questions and requests for information that would not materially affect the scope of services to be performed or the solicitation process will be answered within the question / answer feature provided by the City's on-line strategic sourcing platform and shall be for clarification purposes only. Material changes, if any, to the scope of services or the solicitation process will only be transmitted by official written addendum issued by the City and uploaded to the City's on-line strategic sourcing platform as a separate addendum to the ITB. Under no circumstances shall an oral explanation given by any City official, officer, staff, or agent be binding upon the City and should be disregarded. All addenda are a part of the competitive solicitation documents, and each firm will be bound by such addenda. It is the responsibility of each to read and comprehend all addenda issued.

2.3 Changes and Alterations

Bidder may change or withdraw a Bid at any time prior to Bid submission deadline; however, no oral modifications will be allowed. Modifications shall not be allowed following the Bid deadline.

2.4 Bidder's Costs

The City shall not be liable for any costs incurred by Bidders in responding to this ITB.

2.5 Pricing/Delivery

Delivery is required within two business days after receipt of purchase order. Failure to meet this delivery date may be deemed as non-responsive.

All deliveries are to be shipped F.O.B. Destination, Freight included.

Failure to provide costs as requested in this ITB may deem your bid non-responsive.

All work is to be performed during normal working hours unless requested otherwise by the participating agency. Contractor must provide name and contact information as references for facilities that have been provided the same or similar products and service.

Each participating agency may have special delivery instructions that they shall address on an individual basis.

2.6 Price Validity

Prices provided in this Invitation to bid (ITB) shall be valid for at least One-Hundred and Twenty (120) days from time of ITB opening unless otherwise extended and agreed upon by the City and Bidder. The City shall award contract within this time period or shall request to the recommended awarded vendor an extension to hold pricing, until products/services have been awarded.

2.7 Invoices/Payment

Payment terms will be considered to be net 45 days after the date of satisfactory delivery at the place of acceptance and receipt of correct invoice at the office specified, whichever occurs last, in accordance with the Florida Local Government Prompt Payment Act. Bidder may offer cash discounts for prompt payment, but they will not be considered in determination of award.

2.8 Related Expenses/Travel Expenses

All costs including travel are to be included in your bid. The City will not accept any additional costs.

2.9 Payment Method

The City of Fort Lauderdale has implemented a Procurement Card (P-Card) program which changes how payments are remitted to its vendors. The City has transitioned from traditional paper checks to payment by credit card via MasterCard or Visa. This allows you as a vendor of the City of Fort Lauderdale to receive your payment fast and safely. No more waiting for checks to be printed and mailed. Payments will be made utilizing the City's P-Card (MasterCard or Visa). Accordingly, firms must presently have the ability to accept credit card payment or take whatever steps necessary to implement acceptance of a credit card before the commencement of a contract. See Contract Payment Method form attached.

2.10 Mistakes

The Bidder shall examine this ITB carefully. The submission of a bid shall be prima facie evidence that the Bidder has full knowledge of the scope, nature, and quality of the work to be performed; the detailed requirements of the specifications; and the conditions under which the work is to be performed. Ignorance of the requirements will not relieve the Bidder from liability and obligations under the Contract.

2.11 Acceptance of Bids / Minor Irregularities

2.11.1 The City reserves the right to accept or reject any or all bids, part of bids, and to waive minor irregularities or variances to specifications contained in bids which do not make the bid conditional in nature and minor irregularities in the solicitation process. A minor irregularity shall be a variation from the solicitation that does not affect the price of the contract or does not give a bidder an advantage or benefit not enjoyed by other bidders, does not adversely impact the interests of other firms, or does not affect the fundamental fairness of the solicitation process. The City also reserves the right to reissue an ITB.

2.11.2 The City reserves the right to disqualify Bidder during any phase of the competitive solicitation process and terminate for cause any resulting contract upon evidence of collusion with intent to defraud or other illegal practices on the part of the Bidder.

2.12 Modification of Services

2.12.1 While this contract is for services provided to the department referenced in this ITB, the City may require similar work for other City departments. Successful Bidder agrees to take on such work unless such work would not be considered reasonable or become an undue burden to the Successful Bidder.

2.12.2 The City reserves the right to delete any portion of the work at any time without cause, and if such right is exercised by the City, the total fee shall be reduced in the same ratio as the estimated cost of the work deleted bears to the estimated cost of the work originally planned. If work has already been accomplished and approved by the City on any portion of a contract resulting from this ITB, the Successful Bidder shall be paid for the work

completed on the basis of the estimated percentage of completion of such portion to the total project cost.

2.12.3 The City may require additional items or services of a similar nature, but not specifically listed in the contract. The Successful Bidder agrees to provide such items or services and shall provide the City prices on such additional items or services. If the price(s) offered are not acceptable to the City, and the situation cannot be resolved to the satisfaction of the City, the City reserves the right to procure those items or services from other vendors, or to cancel the contract upon giving the Successful Bidder thirty (30) days written notice.

2.12.4 If the Successful Bidder and the City agree on modifications or revisions to the task elements, after the City has approved work to begin on a particular task or project, and a budget has been established for that task or project, the Successful Bidder will submit a revised budget to the City for approval prior to proceeding with the work.

2.13 Non-Exclusive Contract

Bidder agrees and understands that the contract shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical services from another vendor at the City's sole option.

2.14 Sample Contract Agreement

A sample of the formal agreement template, which may be required to be executed by the awarded vendor can be found at our website:

https://www.fortlauderdale.gov/home/showdocument?id=1212

2.15 Responsiveness

In order to be considered responsive to the solicitation, the firm's bid shall fully conform in all material respects to the solicitation and all of its requirements, including all form and substance.

2.16 Responsibility

In order to be considered as a responsible firm, firm shall be fully capable to meet all of the requirements of the solicitation and subsequent contract, must possess the full capability, including financial and technical, to perform as contractually required, and must be able to fully document the ability to provide good faith performance.

2.17 Minimum Qualifications

To be eligible for award of a contract in response to this solicitation, the Bidder must demonstrate that they have successfully completed services, as specified in the Technical Specifications / Scope of Services section of this solicitation, are normally and routinely engaged in performing such services, and are properly and legally licensed to perform such work. In addition, the Bidder must have no conflict of interest with regard to any other work performed by the Bidder for the City of Fort Lauderdale.

2.17.1 Firm or principals shall have no record of judgments, pending lawsuits against the City or criminal activities involving moral turpitude and not have any conflicts of interest that have not been waived by the City Commission.

2.17.2 Neither firm nor any principal, officer, or stockholder shall be in arrears or in default of any debt or contract involving the City, (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the City.

2.18 Lobbying Activities

ALL CONTRACTORS PLEASE NOTE: Any contractor submitting a response to this solicitation must comply, if applicable, with City of Fort Lauderdale Ordinance No. C-11-42 & Resolution No. 07-101, Lobbying Activities. Copies of Ordinance No. C-11-42 and Resolution No. 07-101 may be obtained from the City Clerk's Office on the 7th Floor of City Hall, 100 N. Andrews Avenue, Fort Lauderdale, Florida. The ordinance may also be viewed on the City's website at http://www.fortlauderdale.gov/home/showdocument?id=6036.

2.19 Local Business Preference – N/A

2.20 Disadvantaged Business Enterprise Preference – N/A

2.21 Protest Procedure

2.21.1 Any Bidder who is not recommended for award of a contract and who alleges a failure by the city to follow the city's procurement ordinance or any applicable law, may follow the protest procedure as found in the city's procurement ordinance within five (5) days after a notice of intent to award is posted on the city's web site at the following link. https://www.fortlauderdale.gov/government/departments-a-h/finance/procurement-services/notices-of-intent-to-award

2.21.2 The complete protest ordinance may be found on the city's web site at the following link: https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTVFI_DIV2PR_S2-182DIREPRAWINAW

2.22 Public Entity Crimes

Bidder, by submitting a bid, certifies that neither the Bidder nor any of the Bidder's principals has been placed on the convicted vendor list as defined in Section 287.133, Florida Statutes (2018), as may be amended or revised. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

2.23 Subcontractors

2.23.1 If the Contractor proposes to use subcontractors in the course of providing these services to the City, this information shall be a part of the bid/proposal response. Such information shall be subject to review, acceptance, and approval of the City, prior to any contract award. The City reserves the right to approve or disapprove of any subcontractor candidate in its best interest and to require Contractor to replace subcontractor with one that meets City approval.

2.23.2 Contractor shall ensure that all of Contractor's subcontractors perform in accordance with the terms and conditions of this Contract. Contractor shall be fully responsible for all of Contractor's subcontractors' performance, and liable for any of Contractor's subcontractors' non-performance and all of Contractor's subcontractors' acts and omissions. Contractor shall defend, at Contractor's expense, counsel being subject to the City's approval or

disapproval, and indemnify and hold harmless the City and the City's officers, employees, and agents from and against any claim, lawsuit, third-party action, or judgment, including any award of attorney fees and any award of costs, by or in favor of any Contractor's subcontractors for payment for work performed for the City.

2.23.3 Contractor shall require all its subcontractors to provide the required insurance coverage as well as any other coverage that the contractor may consider necessary, and any deficiency in the coverage or policy limits of said subcontractors will be the sole responsibility of the contractor.

2.24 Bid Security – N/A

2.25 Payment and Performance Bond – N/A

2.26 Insurance Requirements

2.26.1 As a condition precedent to the effectiveness of this Agreement, during the term of this Agreement and during any renewal or extension term of this Agreement, the Contractor, at its sole expense, shall provide insurance of such types and with such terms and limits as noted below. Providing proof of and maintaining adequate insurance coverage are material obligations of the Contractor. The Contractor shall provide the City a certificate of insurance evidencing such coverage. The Contractor's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by the Contractor shall not be interpreted as limiting the Contractor's liability and obligations under this Agreement. All insurance policies shall be through insurers authorized or eligible to write policies in the State of Florida and possess an A.M. Best rating of A-, VII or better, subject to approval by the City's Risk Manager.

2.26.2 The coverages, limits, and endorsements required herein protect the interests of the City, and these coverages, limits, and/or endorsements shall in no way be relied upon by the Contractor for assessing the extent or determining appropriate types and limits of coverage to protect the Contractor against any loss exposures, whether as a result of this Agreement or otherwise. The requirements contained herein, as well as the City's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Contractor under this Agreement.

2.26.3 The following insurance policies and coverages are required:

<u>Commercial General Liability</u>

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- $1,000,000 each occurrence and $2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- $1,000,000 each occurrence and $2,000,000 aggregate for Products and Completed Operations

Policy must include coverage for contractual liability and independent contractors.

The City, a Florida municipal corporation, its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the Contractor. The coverage shall contain no special limitation on the scope of protection afforded to the City, its officials, employees, and volunteers.

Business Automobile Liability
Coverage must be afforded for all Owned, Hired, Scheduled, and Non-Owned vehicles for Bodily Injury and Property Damage in an amount not less than $1,000,000 combined single limit each accident.

If the Contractor does not own vehicles, the Contractor shall maintain coverage for Hired and Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

Workers' Compensation and Employer's Liability
Coverage must be afforded per Chapter 440, Florida Statutes. Any person or entity performing work for or on behalf of the City must provide Workers' Compensation insurance. Exceptions and exemptions will be allowed by the City's Risk Manager, if they are in accordance with Florida Statute.

The Contractor waives, and the Contractor shall ensure that the Contractor's insurance carrier waives, all subrogation rights against the City, its officials, employees, and volunteers for all losses or damages. The City requires the policy to be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or equivalent.

The Contractor must be in compliance with all applicable State and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable.

2.26.4 Insurance Certificate Requirements

- **a.** The Contractor shall provide the City with valid Certificates of Insurance (binders are unacceptable) no later than ten (10) days prior to the start of work contemplated in this Agreement.
- **b.** The Contractor shall provide to the City a Certificate of Insurance having a thirty (30) day notice of cancellation; ten (10) days' notice if cancellation is for nonpayment of premium.
- **c.** In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Contractor to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the certificate holder.
- **d.** In the event the Agreement term or any surviving obligation of the Contractor following expiration or early termination of the Agreement goes beyond the expiration date of the insurance policy, the Contractor shall provide the City with an updated Certificate of Insurance no later than ten (10) days prior to the expiration of the insurance currently in effect. The City reserves the right to suspend the Agreement until this requirement is met.
- **e.** The Certificate of Insurance shall indicate whether coverage is provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.
- **f.** The City shall be named as an Additional Insured on all liability policies, with the exception of Workers' Compensation.
- **g.** The City shall be granted a Waiver of Subrogation on the Contractor's Workers' Compensation insurance policy.
- **h.** The title of the Agreement, Bid/Proposal/Contract number, event dates, or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:
City of Fort Lauderdale
Procurement Services Division
100 N. Andrews Avenue, Suite 619
Fort Lauderdale, FL 33301

2.26.5 The Contractor has the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the City as an Additional Insured shall be at the Contractor's expense.

2.26.6 If the Contractor's primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, the Contractor may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement.

2.26.7 The Contractor's insurance coverage shall be primary insurance as respects to the City, a Florida municipal corporation, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, a Florida municipal corporation, its officials, employees, or volunteers shall be non-contributory.

2.26.8 Any exclusion or provision in any insurance policy maintained by the Contractor that excludes coverage required in this Agreement shall be deemed unacceptable and shall be considered breach of contract.

2.26.9 All required insurance policies must be maintained until the contract work has been accepted by the City, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, Contractor must provide to the City confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The City reserves the right to review, at any time, coverage forms and limits of Contractor's insurance policies.

2.26.10 The Contractor shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement shall be provided to the Contractor's insurance company or companies and the City's Risk Management office as soon as practical.

2.26.11 It is the Contractor's responsibility to ensure that any and all of the Contractor's independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Contractor.

SPECIALIZED COVERAGES

Pollution and Remediation Legal Liability (Hazardous Materials)
For the purpose of this section, the term "hazardous materials" includes all materials and substances that are designated or defined as hazardous by Florida or federal law or by the rules or regulations of Florida or any federal agency. If work being performed involves hazardous materials, the Contractor shall procure and maintain any or all of the following coverage, which will be specifically addressed upon review of exposure.

Contractors Pollution Liability Coverage
For sudden and gradual occurrences and in an amount not less than $1,000,000 per claim arising out of this Agreement, including but not limited to, all hazardous materials identified under the Agreement.

Hazardous Waste Transportation Coverage
The Contractor shall designate the hauler and furnish a Certificate of Insurance from the hauler for Automobile Liability insurance with Endorsement MCS90 for liability arising out of the transportation of hazardous materials in an amount not less than $1,000,000 per claim limit and provide a valid EPA identification number.

2.27 Insurance – Sub-Contractors

Contractor shall require all its Sub-Contractors to provide the aforementioned coverage as well as any other coverage that the Contractor may consider necessary, and any deficiency in the coverage or policy limits of said Sub-Contractors will be the sole responsibility of the Contractor.

2.28 Insurance for Collection of Credit Card Payments

The successful Contractor will need to provide proof that they maintain insurance coverage in an amount of not less than $1,000,000 specifically for cyber related crimes relating to the transmission of credit card information over their website that can include but are not limited to criminal activity involving the information technology infrastructure, including illegal access (unauthorized access), illegal interception (by technical means of non-public transmissions of computer data to, from or within a computer system), data interference (unauthorized damaging, deletion, deterioration, alteration or suppression of computer data), systems interference (interfering with the functioning of a computer system by inputting, transmitting, damaging, deleting, deteriorating, altering or suppressing computer data), misuse of devices, forgery (ID theft), and electronic fraud.

2.29 Award of Contract

Contractor must bid on all items. Partial bids will not be considered.

The City also reserves the right to accept or reject any or all bids, part of bids, and to waive minor irregularities or variations to specifications contained in bids, and minor irregularities in the bidding process. The City also reserves the right to award the contract on a split order basis, lump sum basis, individual item basis, or such combination as shall best serve the interest of the City.

A Contract (the "Agreement") may be awarded by the City Commission. The City reserves the right to execute or not execute, as applicable, a contract with the Bidder(s) that is determined to be in the City's best interests. The City reserves the right to award a contract to more than one Bidder, at the sole and absolute discretion of the in the City.

2.30 Damage to Public or Private Property

Extreme care shall be taken to safeguard all existing facilities, site amenities, irrigation systems, vehicles, etc. on or around the job site. Damage to public and/or private property shall be the responsibility of the Contractor and shall be repaired and/or replaced at no additional cost to the City.

2.31 Safety

The Contractor(s) shall adhere to the Florida Department of Transportation's Uniform manual on Traffic Control for construction and maintenance work zones when working on or near a

roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

2.32 Uncontrollable Circumstances ("Force Majeure")

The City and Contractor will be excused from the performance of their respective obligations under this agreement when and to the extent that their performance is delayed or prevented by any circumstances beyond their control including, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance, provided that:

2.32.1 The non-performing party gives the other party prompt written notice describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;

2.32.2 The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;

2.32.3 No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure; and

2.32.4 The non-performing party uses its best efforts to remedy its inability to perform. Notwithstanding the above, performance shall not be excused under this Section for a period in excess of two (2) months, provided that in extenuating circumstances, the City may excuse performance for a longer term. Economic hardship of the Contractor will not constitute Force Majeure. The term of the agreement shall be extended by a period equal to that during which either party's performance is suspended under this Section.

2.33 Canadian Companies

In the event Contractor is a corporation organized under the laws of any province of Canada or is a Canadian federal corporation, the City may enforce in the United States of America or in Canada or in both countries a judgment entered against the Contractor. The Contractor waives any and all defenses to the City's enforcement in Canada, of a judgment entered by a court in the United States of America. All monetary amounts set forth in this Contract are in United States dollars.

2.34 News Releases/Publicity

News releases, publicity releases, or advertisements relating to this contract, or the tasks or projects associated with the project shall not be made without prior City approval.

2.35 Approved Equal or Alternative Product Bids – N/A

Manufacturer/Brand/Model Specific Request

This is a manufacturer/brand/model specification. No substitutions will be allowed.

2.36 Contract Period

The initial contract term shall commence upon the date of award by the City and shall expire two years from that date. The City reserves the right to extend the contract for two, additional one year terms, providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the City.

In the event services are scheduled to end because of the expiration of this contract, the Contractor shall continue the service upon the request of the City as authorized by the awarding authority. The extension period shall not extend for more than 270 days beyond the expiration date of the existing contract. The Contractor shall be compensated for the service at the rate in effect when this extension clause is invoked by the City.

2.37 COST ADJUSTMENTS (Fixed Price with Economic Price Adjustment: Escalator/De-escalator)-

The prices offered shall be firm and fixed price for the initial contract term of two years. The City, at its sole discretion, may conduct industry or market research to determine whether economic/market conditions support an increase or decrease price adjustment during the renewal term of the contract. Such adjustment, as determined by the City, shall be based on the latest yearly percentage increase or decrease in the All-Urban Consumers Price Index (CPI-U) as published by the Bureau of Labor Statistics, U.S. Department of Labor, and shall not exceed five percent (5%). The yearly increase or decrease in the CPI shall be the latest Index published and available for the calendar year ending 12/31, prior to the end of the contract year then in effect, as compared to the index for the comparable month, one-year prior. The City's designated Senior Procurement Specialist/Procurement Specialist will fully document its economic/market analysis to support its recommendation to make a price adjustment upward or downward to the contract. The Chief Procurement Officer may, after reviewing the recommendation, refuse to accept the adjusted costs if they are excessive, or if decreases are considered insufficient.

The City's price adjustment determination will be communicated to the supplier at least ninety (90) days prior to the contract anniversary date of contract renewal. If said communication is not received by the supplier by the above stated timeframe, it shall be construed that no price adjustment will occur during the renewal period. Any approved cost adjustments shall become effective on the beginning date of the approved contract renewal period.

2.38 Service Test Period

If the Contractor has not previously performed the services to the city, the City reserves the right to require a test period to determine if the Contractor can perform in accordance with the requirements of the contact, and to the City's satisfaction. Such test period can be from thirty to ninety days, and will be conducted under all specifications, terms and conditions contained in the contract. This trial period will then become part of the initial contract period.

A performance evaluation will be conducted prior to the end of the test period and that evaluation will be the basis for the City's decision to continue with the Contractor or to select another Contractor (if applicable).

2.39 Contract Coordinator

The City may designate a Contract Coordinator whose principal duties shall be:

- Liaison with Contractor.
- Coordinate and approve all work under the contract.
- Resolve any disputes.
- Assure consistency and quality of Contractor's performance.
- Schedule and conduct Contractor performance evaluations and document findings.
- Review and approve for payment all invoices for work performed or items delivered.

2.40 Contractor Performance Reviews and Ratings

The City Contract Coordinator may develop a Contractor performance evaluation report. This report shall be used to periodically review and rate the Contractor's performance under the contract with performance rating as follows:

Excellent	Far exceeds requirements.
Good	Exceeds requirements
Fair	Just meets requirements.
Poor	Does not meet all requirements and contractor is subject to penalty provisions under the contact.
Non-compliance	Either continued poor performance after notice or a performance level that does not meet a significant portion of the requirements. This rating makes the Contractor subject to the default or cancellation for cause provisions of the contract.

The report shall also list all discrepancies found during the review period. The Contractor shall be provided with a copy of the report and may respond in writing if he takes exception to the report or wishes to comment on the report. Contractor performance reviews and subsequent reports will be used in determining the suitability of contract extension.

2.41 Substitution of Personnel – N/A

2.42 Ownership of Work – N/A

2.43 Condition of Trade-In Equipment – N/A

2.44 Conditions of Trade-In Shipment and Purchase Payment – N/A

2.45 Verification of Employment Status

Any Contractor/Consultant assigned to perform responsibilities under its contract with a State agency is required to utilize the US Department of Homeland Security's E-Verify system (per Executive Order Number 11-02) to verify the employment eligibility of: (a) all persons employed during the contract term by the Contractor to perform employment duties within Florida; and (b) all persons (including subcontractors) assigned by the Contractor to perform work pursuant to the contract with the State agency.

E-VERIFY Affirmation Statement must be completed and submitted with Bidder's response to this ITB.

2.46 Service Organization Controls

The Contactor should provide a current SSAE 18, SOC 2, Type I report with their bid. Awarded Contractor will be required to provide an SSAE 18, SOC 2, Type II report annually during the term of this contract. If the Contractor cannot provide the SSAE 18, SOC 2, Type I report at time of bid submittal, a current SOC 3 report will be accepted.

2.47 Warranties of Usage

Any estimated quantities listed are for information and tabulation purposes only. No warranty or guarantee of quantities needed is given or implied. It is understood that the Contractor will furnish the City's needs as they arise.

2.48 Rules and Submittals of Bids

The signer of the bid must declare that the only person(s), company or parties interested in the bid as principals are named therein; that the bid is made without collusion with any other person(s), company

or parties submitting a bid; that it is in all respects fair and in good faith, without collusion or fraud; and that the signer of the bid has full authority to bind the principal bidder.

2.49 Bid Tabulations/Intent to Award

Notice of Intent to Award Contract/Bid, resulting from the City's Formal solicitation process may be found at: https://www.fortlauderdale.gov/government/departments-a-h/finance/procurement-services/notices-of-intent-to-award. Tabulations of receipt of those parties responding to a formal solicitation may be found at: https://www.fortlauderdale.gov/government/departments-a-h/finance/procurement-services/bid-results, or any interested party may call the Procurement Services Division at 954-828-5933.

2.50 Public Records

All bids will become the property of the City. The Bidder's response to the ITB is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City shall permit public access to all documents, papers, letters, or other material submitted in connection with this ITB and any resulting Contract to be executed for this ITB, subject to the provisions of Chapter 119.07 of the Florida Statutes. Any language contained in the Bidder's response to the ITB purporting to require confidentiality of any portion of the Bidder's response to the ITB, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Bidder submits any documents or other information to the City which the Bidder claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Bidder shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Bidder must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the Bidder's response to the ITB constitutes a Trade Secret. The city's determination of whether an exemption applies shall be final, and the Bidder agrees to defend, indemnify, and hold harmless the city and the city's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records. In the event of Contract award, all documentation produced as part of the Contract shall become the exclusive property of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PRRCONTRACT@FORTLAUDERDALE.GOV, 954-828-5002, CITY CLERK'S OFFICE, 100 N. ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301.

Contractor shall:

1. Keep and maintain public records required by the City in order to perform the service.

2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2022), as may be amended or revised, or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this contract if the Contractor does not transfer the records to the City.

4. Upon completion of the Contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

2.51 PCI (Payment Card Industry) Compliance

Contractor agrees to comply with all applicable state, federal and international laws, as well as industry best practices, governing the collection, access, use, disclosure, safeguarding and destruction of protected information.

Contractor and/or any subcontractor that handles credit card data must be, and remain, PCI compliant under the current standards and will provide documentation confirming compliance upon request by the City of Fort Lauderdale, failure to produce documentation could result in termination of the contract.

END OF SECTION

SECTION III - TECHNICAL SPECIFICATIONS/SCOPE OF SERVICES

1. SCOPE

The City of Fort Lauderdale, as the lead agency for the Southeast Florida Governmental Purchasing Cooperative Group (Co-OP) is requesting bids to provide a firm fixed price for the purchase and delivery of Sodium Hypochlorite in bulk and less than tanker loads as specified herein.

2. SPECIFICATIONS AND REQUIREMENTS

Product specifications'(as per ANSI/AWWA B300 standard for Hypochlorite latest revision):

- Trade name: Hypochlorite Solution, Bleach
- Chemical formula: NaOCI
- Specific gravity: at 20C -U -1,2
- Molecular weight 7 4.5
- Appearance: Light-yellow to green clear liquid solution Solubility in water: Complete
- Freezing Temperature: minus 7C to minus 10C
  12% Solution Strength and pH range of 11 to 13

3. Standards

Hypochlorite supplied under this contract shall be tested and certified as meeting these specifications and those of the American National Standards Institute/National Sanitation Foundation Standard 60 (ANSI/NSF Standard 60), Drinking Water Treatment Chemicals Health Effects, It is the responsibility of the Contractor to inform the participating agency that NSF or UL certification has been revoked or lapsed within 24 hours of the time the supplier receives verbal or written notification. Loss of certification may constitute sufficient grounds for immediate termination of the contract between the participating agency and the Contractor.

Hypochlorite delivered under this contract shall have a minimum of 120 Grams per Liter (GPL) available chlorine (i.e., 12.0 Trade Percent).

Hypochlorite delivered under this contract shall have a minimum of 0.15 percent by weight sodium hydroxide and a maximum of 0.45 weight percent sodium hydroxide.

Sampling and testing shall be in accordance with EPA and AWWA B300 standards and NSF certification must be provided with every delivery.

4. Clean Tank Guarantee

At any time during the performance of this Agreement, if any participating agency has any sort of sludge or other impurity buildup in any of its sodium hypochlorite tanks, the Contractor shall clean out the tank at no charge to the participating agency within seven (7) days, unless such timeframe is extended by the participating agency. The cleanout should be done in such a manner so that it is done safely with no Joss of disinfection to the affected plant and the contents disposed of in accordance with current regulations on disposal of hazardous wastes. The Contractor shall submit a procedure to the participating agency for the approval prior to this work being completed. The determination of whether there is any such sludge or impurity buildup in the tanks will be at

the sole discretion of the participating agency. When the tank has been properly cleaned, the Contractor shall refill the tank with clean, fresh sodium hypochlorite at no cost to the participating agency. Failure of the Contractor to clean out the tank and replace the sodium hypochlorite within seven (7) days after being served notice (or within any extension of this timeframe specified by the participating agency) shall be cause for immediate termination of the sodium hypochlorite supply Agreement between the participating agency and the Contractor.

5. DELIVERY LOCATIONS, SIZE OF TANKS AND ESTIMATED ANNUAL USAGE FOR EACH PARTICIPATING AGENCY.

6. SODIUM HYPOCHLORITE- TANKER LOAD- TOTAL ESTIMATED GALLONS PER YEAR 4,607,000 Two-year Co-op estimated usage: **9,214,000 gallons.**

   SODIUM HYPOCHLORITE- LESS THAN A TANKER LOAD- TOTAL ESTIMATED GALLONS PER YEAR : 178,000 Two-year Co-Op estimated usage : **356,000 gallons.**

Agency/ Delivery Location	Number of Tanks	Tank Size (Gal)	Estimated Annual Usage Gallons	Special Note
City of Fort Lauderdale 1500 South State Road 7 Fort Lauderdale, FL 33317	3	**11,459**	**170,000**	
City of Cooper City 11791 SW 49 Street Cooper City, FL 33330	4	**3,000**	**58,000**	
City of Coral Springs 3800 NW 85th Avenue Coral Springs, FL 33065	2	**8,000**	**200,000**	2" male, plastic Cam-lock tank fitting
City of Dania Beach 1201 Stirling Road Dania Beach, FL 33004	3	**1,500**	**55,000 (LTFL)**	Plastic cam lock tank fitting
Coral Springs Improvement District 10300 NW 11th Manor Coral Springs, FL 33071	3	**5,925**	**106,000**	2" cam lock female tank fitting. Requires full safety gear when offloading chemicals.
Broward County Water and Wastewater Services				

3701 North State Road 7 Lauderdale Lakes, FL 33316	4	**7,300**	**400,000**	2" (poly) cam lock tank fitting
3598 West Prospect Road Fort Lauderdale, FL 33309	2	**450**	**12,000 (LTFL)** Partial loads to stations	
3901 NW 66th Street Fort Lauderdale, FL	2	**250**		
300 NW 66th Street Fort Lauderdale, FL 33309	2	**450**		
1390 NE 50th Street Pompano Beach, FL 33064	6	**14,000**	**800,000**	
4980 SW 40th Avenue Dania Beach, FL 33312	2	**500**	**60,000(LTFL)** These will be partial loads to stations 3B, I3B9, I3B8 and 3C	
4550 SW 38th Street West Park, FL 33023	1	**350**		
1600 South Park Road Hollywood, FL 33021	2	**450**		
1751 SW 57th Avenue Hollywood, FL 33023	2	**450**		
2400 SW 67th Avenue Miramar, FL 33023	1	**1,100**		
2401 North Powerline Road Pompano Beach, FL 33069	1 1 6	**2,000** **5,000** **6,000**	**1,000,000**	
City of Boynton Beach				
5469 W Boynton Beach Blvd Boynton Beach, FL 33437	2	**21,000**	**520,000**	3" cam lock male tank fitting
1620 South Seacrest Blvd Boynton Beach, FL 33435	1	**21,000**		3" cam lock male tank fitting
City of Margate				
980 NW 66th Avenue Margate, FL 33063	2	**7,000**	**25,000**	2" Bonjo female tank fitting
6630 NW 9th Street Margate, FL 33063	2 1	**8,100** **3,000**	**30,000**	2" PVC Cam lock male tank fitting
Town of Davie 7351 Sw 30th st Davie, FL 33314	1	**15,000**	**260,000**	2" male cam lock fitting
3500 Nw 76 ave Hollywood, FL 33324	2	**7,800**	**Total above**	2" male cam lock fitting

City of Sunrise Utilities				
Sawgrass Utility Complex 1450 NW 8th Street Sunrise, FL 33325	4 2 1 1		**12,500** **3,200** **10,000** **600**	**366,000**
Springtree Utility Complex 4350 Springtree Drive Sunrise, FL 33351	4 2 1		**15,000** **8,100** **3,000**	**302,000**
Southwest WTP 15400 Watermill Road Davie, FL 33331	2		**2,500**	**33,000 (LTFL)**
Southwest WWTP 15400 Slydgemill Road Davie, FL 33331	2		**2,000**	**18,000 (LTFL)**
City of Margate 6630 Nw 9th st Margate Fl 33063	3		**8100** **8100** **3000**	**30,000**
City of Miramar 13900 Pembroke rd Miramar, FL 33027	5		**3500**	**340,000**

END OF SECTION

NON-COLLUSION STATEMENT

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

> 3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g., ownership of five (5) percent or more).
>
> 3.4. Immediate family members (spouse, parents, and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME	RELATIONSHIPS
_____	_____
_____	_____
	_____
	_____

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

_____ Authorized Signature

_____ Title

_____ Name (Printed)

_____ Date

CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH NON-DISCRIMINATION PROVISIONS OF THE CONTRACT

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-17(a)(i)(ii), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

A. Contractors doing business with the City shall not discriminate against their employees based on the employee's race, color, religion, gender (including identity or expression), marital status, sexual orientation, national origin, age, disability, or any other protected classification as defined by applicable law.

   Contracts. Every Contract exceeding $100,000, or otherwise exempt from this section shall contain language that obligates the Contractor to comply with the applicable provisions of this section.

   The Contract shall include provisions for the following:

   (i) The Contractor certifies and represents that it will comply with this section during the entire term of the contract.

   (ii) The failure of the Contractor to comply with this section shall be deemed to be a material breach of the contract, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.

_____ _____

Authorized Signature Print Name and Title

_____

Date

CONTRACT PAYMENT METHOD

The City of Fort Lauderdale has implemented a Procurement Card (P-Card) program which changes how payments are remitted to its vendors. The City has transitioned from traditional paper checks to credit card payments via MasterCard or Visa as part of this program.

This allows you as a vendor of the City of Fort Lauderdale to receive your payments fast and safely. No more waiting for checks to be printed and mailed.

In accordance with the contract, payments on this contract will be made utilizing the City's P-Card (MasterCard or Visa). Accordingly, bidders must presently have the ability to accept the credit card or take whatever steps necessary to implement acceptance of a card before the start of the contract term, or contract award by the City.

All costs associated with the Contractor's participation in this purchasing program shall be borne by the Contractor. The City reserves the right to revise this program as necessary.

By signing below, you agree with these terms.

Please indicate which credit card payment you prefer:

____ MasterCard

____ Visa

_____

Company Name

_____ _____

Name (Printed) Signature

_____ _____

Title Date

E-VERIFY AFFIRMATION STATEMENT

Solicitation/Bid /Contract No: _____

Project Description:

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,

A. all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,

B. all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.

Contractor/Proposer/ Bidder Company Name: _____

Authorized Company Person's Signature: _____

Authorized Company Person's Title: _____

Date: _____

REFERENCES

A minimum of three (3) references shall be provided. It is the responsibility of the Bidder/ Proposer to ensure that the information provided is accurate and current. The City may find your firm non-responsive for providing wrong and or outdated information. Additional references may be provided on a separate page.

Company Name: _____
Address: _____
Contact Person: _____
Title: _____
Phone #: _____
Email: _____
Contract Value: _____
Year(s): _____
Description: _____
_____
_____

Company Name: _____
Address: _____
Contact Person: _____
Title: _____
Phone #: _____
Email: _____
Contract Value: _____
Year(s): _____
Description: _____
_____
_____

Company Name: _____
Address: _____
Contact Person: _____
Title: _____
Phone #: _____
Email: _____
Contract Value: _____
Year(s): _____
Description: _____
_____
_____

CITY OF FORT LAUDERDALE BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder/proposer to ensure that their response is submitted electronically through the City's on-line strategic sourcing platform prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit http://www.dos.state.fl.us/).

Company: (Legal Registration) _____ EIN (Optional): _____

Address: _____

City: _____State: _____ Zip: _____

Telephone No.: _____ FAX No.: _____ Email: smohammed@fortlauderdale.gov

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Delivery: Calendar days after receipt of Purchase Order **(section 1.02 of General Conditions)**: _____

Total Bid Discount **(section 1.05 of General Conditions)**: _____

Check box if your firm qualifies for DBE **(section 1.09 of General Conditions)**: ❑

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued

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VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A.

_____

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars ($500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

_____ _____
Name (printed) Signature

_____ _____
Date Title

City of Dania Beach
Community Development Memorandum

DATE: 7/9/2024

TO: Honorable Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager

SUBJECT: **SP-025-22/VA-019-23:** The applicant, First Dania Beach LLC, is requesting site plan modification to accommodate a two-story; 36,000-square-foot fitness center located at 46 SW 1 Avenue.

Request:

SITE PLAN MODIFICATION
The applicant is requesting Site Plan modification to allow the relocation of the connection bridge from the fourth to the fifth floor, increase the heights of the second, third, and fourth floors, relocate Live/Work units from the first floor to the sixth floor to create retail space on the first floor, and enclose second and third-floor open terrace to meet a new tenant's (LA Fitness) minimum area requirements.

Property Information

CURRENT ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	.52 net acres/.68 gross acres
EXISTING USE:	Office space
VIOLATIONS ON PROPERTY	None

Background:
The applicant and developer received approval from the City Commission for the construction of a new twelve (12) story mixed-use development consisting of 102 units and 22,480 square feet of office on August 22, 2023. The property is a .52 net acre parcel located at the northwest corner of SW 1 Street and SW 1 Avenue in the downtown City Center zoning district. The property is also located in the future Art and Entertainment District. The project is Phase 2 of the previously approved Site Plan for 101 Dania Beach Apartments which is located across the street. Phase 1 & 2 of the project will share amenities and parking and will be connected by a raised pedestrian bridge.

Site Plan Modification
The applicant is requesting to modify the originally approved project to relocate the connection bridge from the fourth to the fifth floor, increase the heights of the second, third, and fourth floors, relocate Live/Work units from the first floor to the sixth floor to create retail space on the first floor, and enclose second and third-floor open terrace to meet a new tenant's (LA Fitness) minimum area requirements.
The subject property is identified as Phase 2 of the 101 Dania Beach Apartment development and includes a 12-story, 102-unit, mixed-use building. The site will provide 31 parking spaces, and 102 parking spaces on the Phase 1 building, and 122 parking spaces will need to be provided off-site. The ground floor is modified by relocating the previously approved Live/Work units on the first floor, to the sixth floor to accommodate 2,725 square feet of retail and the lobby for the gym.

On the second and third floors, where the office and open terrace were previously approved, the applicant is proposing to modify that space to accommodate 36,690 square feet for the proposed tenant. The elevated pedestrian bridge relocated from the fourth to the fifth floor will connect this building with Phase 1 to the south, which will hold the development amenities including a pool, fitness center, clubroom, dog grooming, conference rooms, coworking offices as well as some of the required parking for Phase 2. A reciprocal cross-access easement agreement is required to allow the sharing of amenities and parking.

ALTERNATIVE PARKING STANDARDS
The applicant has proposed an Alternative Parking Standard for this project. The analysis prepared by KBP Consulting, Inc., provided by the applicant, which identifies three (3) bus routes and two (2) community shuttle routes that service the immediate area which they indicate justifies the reduction of 50 required parking spaces. In addition, an ITE Parking Analysis was provided indicating that 253 parking spaces would be adequate for a development of this size. The applicant is proposing 31 parking spaces located on-site in the Phase 2 building, 102 parking spaces in the Phase 1 building, and 118 provided from a future off-site location for a total of 253 parking spaces.

Approval of the site plan modification by the City Commission will indicate approval of the Alternative Parking Standards proposed by the applicant and it would require that the applicant enter into an off-site parking agreement for the 118 parking spaces identified above.

Community Outreach
The applicant has reached out to adjacent property owners by hosting a virtual meeting on May 9, 2024, to share the development plans with the community and to answer questions. There were no objections to the project.

IMPACT FEES
Park and Recreation
Payment of the Recreation and Open Space Impact Fee is to be paid at the time of the building permit. The impact fee is $1,364 for each multifamily unit, which results in the Park Impact fee of $139,128.00 ($1,364 X 102 units).

Public Art
The developer is proposing to install art in Phase I and Phase II to participate in the City's Public Art program. The application was reviewed by the Public Art Advisory Board on May 20th and approved unanimously. Their art proposal will be scheduled for City Commission review on June 25, 2024. In addition, 0.25 percent (%) of the project cost will have to be paid into the

city's Public Art Fund, with a maximum contribution of $250,000.00.

RAC Traffic Impact Mitigation
The KBP Consulting Traffic Impact Analysis identifies 92 PM Peak Hour Trips for the 101 Dania Apartments site plan. Therefore, $4,103.18 (193 trips X $21.26) is due prior to issuance of a building permit.

INCENTIVES
Public Park/Open Space
The originally approved site plan proposed 95,125 square feet of public open space via payment in lieu of dedication or equal to $130,587 ($0.50/gross SF of residential floor area. Applicant paying 3 times per development plan) to the city which earned the applicant forty-one (41) dwelling units and four (4) additional stories of building height.

Sustainable Building Practices
The applicant is also proposing for the project to achieve Florida Green high-rise building standard which grants the applicant four stories and nineteen (19) dwelling units per acre bonus.

Development Review Committee (DRC)
The site plan was reviewed by the DRC on January 19, 2024, April 18, 2024, and again on May 10, 2024; the committee includes personnel from the BSO Fire, Public Services, the City's landscape consultant, and the Community Development Department's Planning Division. The applicant has several outstanding staff comments that must be addressed prior to issuance of a building permit, or otherwise specified time frame, which are provided below. The DRC comments are listed as conditions of approval in the site plan resolution and are provided below:

Conditions of Approval:

1. In the event that the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the proposed development to address the concerns of the neighbors and provide a stormwater management solution at the owner's expense. (Engineering)
2. Additional comments may apply and will need to be addressed prior to Building Permit approval. (Engineering)
3. The Applicant shall provide the necessary drainage calculations to demonstrate that the site will meet the criteria set forth in the City Code Section 27-227 at the time of building and ROW permit submittal. (Engineering)
4. Sight triangles shall be approved by landscaping. (Engineering)
5. The Developer shall design, permit, construct, and certify the force main connection from the private force main onsite to the city's force main on Dania Beach Boulevard. (Engineering)
6. It is understood that the owner is installing a lift station to support both Phase 1 and Phase 2 under the Phase 2 project. If Phase 2 does not proceed or the lift station does not accommodate Phase 1 requirements, then the owner is responsible for the lift station for Phase 1. (Engineering)
7. Since the City of Dania Beach is approaching their sewer capacity with respect to the large user agreements, additional flows may generate the need to modify the agreement; thus, there may be additional fees due to process the request. The Developer is responsible for all fees to update the agreement if required. (Engineering)
8. The Developer shall design, permit, construct, and certify the exfiltration trench to accommodate drainage in the Right-of-Way. (Engineering)
9. The Developer is aware that if the two adjacent projects that are currently in the

permitting process, City Place and 101 Dania Beach Phase 1, do not proceed then the Developer is responsible for the construction of all proposed water main, force main, and drainage improvements to support the project. (Engineering)

10. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Owner is responsible for the construction of sidewalks / swales within the Right-of-Way when buildings are constructed or substantially improved. (Engineering)
11. Provide Broward County standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV. (Engineering)
12. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping. (Engineering)
13. Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable) shall be required at the time of the Building and Right-of-Way permitting. (Engineering)
14. Detailed and complete engineering plans are required at the time of Building and Right-of-Way permitting. (Engineering)
15. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the cover and separation between water, sanitary, storm-water service lines, etc., as applicable. (Engineering)
16. Show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)
17. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and 'in accordance with Americans with Disability Act (ADA). (Engineering)
18. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building and Right-of-Way Permits (South Florida Water Management District (SFWMD), Broward County Surface Water Management License (BC SWM), Broward County Environmental Protection and Growth Management Department (EPGMD) Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BC Traffic Engineering Division, etc.). Also, Utility / Right-of-Way Permits from the city, Broward County, and State Roads, as applicable, shall be included. (Engineering)
19. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit. (Planning)
20. Per Section 605-30(k) Applicant shall provide a traffic study **six (6) months after** the commencement of operations at the LA Fitness facility. This should comprehensively assess the impact of the facility on the surrounding traffic patterns and include mitigation strategies for any issues identified. Based upon findings, the applicant shall be required to install improvements valued up to $10,000 to try and provide traffic, compliance, including by installing signs and other traffic measures.(traffic)
21. The developer is required to participate in the City's Public Art program by payment into the City's Public Art fund or through payment and installation of public art. The amount of the Public Art Fund contribution is dependent on the value of the construction which will be established at time of building permit submittal (Planning).
22. RAC TRAFFIC IMPACT MITIGATION KBP Consulting Inc Traffic Impact Analysis signed and dated May 10, 2024, identifies 193 PM Peak Hour Trips for the Dania Beach Park site plan. Therefore, $4,103.18 (193 trips X $21.26) is due prior to issuance of a

building permit. (Planning)

23. Recreation And Open Space Impact Fee: In accordance with Resolution 2015-071, $1,364.00, per Dwelling, must be paid for Recreation and Open Space Impacts at the time the building permit is issued. A total of $139,128.00 (1,364.00 x 102 units) will be due at the time of building permit. (Planning)
24. Applicant to submit Public Park Fee (incentive) = $0.50/gross SF of residential floor area. Applicant paying the Park Fee (three times) 3 X, per 87,058 Gross Square Feet/$.50 of the development plan for a value of approximately $130,587 due to the City prior to issuance of a building permit. (Planning)
25. Unity of control and restrictive covenant required to satisfy pervious area requirements per Sec.303-30.E.4.b prior to issuance of a building permit. (Planning)
26. All proposed businesses shall apply for a Certificate of Use and Business Tax Receipt before operating to the public. (Planning)
27. Provide a reciprocal easement (cross-access) agreement between phases I and II that identifies parking needs satisfied for the City Attorney review. It must be recorded before issuance of the Certificate of Occupancy. (Planning)
28. Applicant must provide an off-site parking agreement for 118 parking spaces as required in the ITE parking analysis and must follow the regulations from Code Sec. 265-80. (Planning)

Strategic Plan

This application supports the City's Strategic Plan by furthering the following goals:

Objectives

- 3.1 Have a more attractive and beautiful community from our entrances, our corridors, our activity center, and our neighborhoods.
- 3.3 Have a range of housing options: types and price points.
- 4.4 Maintain and enhance community walkability/bike ability.

Value to Our Neighbors and Our Community

- 3.2 Protection and enhancement of property values.
- 3.5 More walkable Community

Budgetary Impact

This site plan modification will have no budgetary impact on the city.

Recommendation

The Applicant has not provided sufficient evidence of the acquisition of the 118 required off-site parking spaces; therefore, the Community Department cannot recommend approval at this time.

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE AMENDED SITE PLAN (SP-025-22MOD), SUBMITTED BY FIRST DANIA BEACH LLC, FOR PROPERTY LOCATED AT 46 SW 1ST AVENUE IN THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the "Land Development Code" (the "LDC"), Part 6, entitled "Development Review Procedures and Requirements," Article 635, entitled "Site Plans" of the City Code of Ordinances (the "City Code") provides that site plan approval is required as a condition to the issuance of a building permit; and

WHEREAS, First Dania Beach, LLC (the "Applicant") is requesting approval of a site plan modification that will accommodate a new gymnasium facility on the second and third floor having a ground floor lobby. The originally proposed patio on the second floor will be closed on floors two and three. The first floor is proposed to be converted to retail space for property located at 46 SW 1st Avenue in the City of Dania Beach; (the "City") as legally described in Exhibit "A", a copy of which is made a part of and incorporated into this resolution by this reference; and

WHEREAS, the Applicant is requesting Site Plan approval (SP-025-22MOD) to permit the future redevelopment with modifications of the subject property pursuant to and consistent with the attached Site Plan provided as Exhibit "B"; and

WHEREAS, the City Commission conducted a duly noticed public hearing in accordance with Article 610 of the LDC; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the Code; and

WHEREAS, the City Commission finds that the approval of the Site Plan (SP-025-22 MOD) is consistent with the City's Land Development Code and Comprehensive Plan and will protect the health, safety, and welfare of the residents of the City, and furthers the purpose, goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, the City Commission finds that the approval of the Site Plan (SP-25-22MOD) request is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That pursuant to Chapter 28 "Land Development Regulations," Part 6 "Development Review Procedures and Requirements," Article 635 "Site Plans," the following Site Plan (SP-025-22MOD), attached as Exhibit "B" which is made a part of and incorporated into this Resolution by this reference, is approved subject to compliance with the following conditions which must be satisfied prior to issuance of a building permit unless a different timeframe is specified within a specific condition (references to Sections are to those in the LDC):

1. In the event that the proposed construction causes adverse drainage effects to the surrounding areas, it is the responsibility of the owner of the proposed development to address the concerns of the neighbors and provide a stormwater management solution at the owner's expense. (Engineering)
2. Building Permit review may cause additional comments to be added as conditions prior to Building Permit approval. (Engineering)
3. The Applicant shall provide the necessary drainage calculations to demonstrate that the site shall meet the criteria set forth in the City Code Section 27-227 at the time of building and ROW permit submittal. (Engineering)
4. Sight triangles shall comply with applicable regulations and shall be submitted to and reviewed for approval by landscaping. (Engineering)
5. The Developer shall design, permit, construct, and certify the force main connection from the private force main onsite to the City's force main on Dania Beach Boulevard. (Engineering)
6. Owner shall install a lift station to support both Phase I(SP-034-22MOD) and Phase II (SP-025-22) under the Phase 2 project. If Phase 2 does not proceed or the lift station does not accommodate Phase 1 requirements, then the owner is responsible for the lift station for Phase 1. (Engineering)
7. Since the City of Dania Beach is approaching its sewer capacity with respect to the large user agreements with Hollywood for wastewater services ("Agreement"), additional flows may generate the need to modify the Agreement to accommodate this project; thus, there may be additional fees due to the City to authorize the construction and final C.O. for this site plan modification. The Developer shall be responsible under the revised Agreement with Hollywood, including any newly imposed or enhanced fees due to an update to include the site plan flow requirements into the Agreement, if required. (Engineering)
8. The Developer shall design, permit, construct, and certify the exfiltration trench to accommodate drainage in the Right-of-Way. (Engineering)

9. The Developer is aware that if the two adjacent projects that are currently in the permitting process, City Place and 101 Dania Beach Phase 1, do not proceed with construction (under which approval required those projects to construct watermain, force main and drainage improvements), then the Developer shall be responsible for the construction of all required/necessary proposed water main, force main, and drainage improvements to support the project, as then determined by the City. (Engineering)
10. In accordance with City Code of Ordinances in Article 415. SIDEWALKS AND SWALES, Developer is responsible for the construction of sidewalks / swales within the Right-of-Way when buildings are constructed or substantially improved. (Engineering)
11. Provide Broward County standard details for pavement marking and signage. All traffic control signs shall conform to Broward County Traffic Engineering (BCTED) and MUTCD standards. BCTED signs specifications consist of Type XI retroreflective sheeting materials except for school zone and pedestrian signs which shall be comprised of retroreflective fluorescent yellow-green sheeting certified type IV. (Engineering)
12. All pavement markings shall be alkyd-based thermoplastic and fully retro-reflectorized, per BCTED specifications with the exception of parking stall striping. (Engineering)
13. Maintenance of Traffic (MOT) Plan by a licensed General Contractor/Professional Engineer in the State of Florida (if applicable) shall be required at the time of the Building and Right-of-Way permitting. (Engineering)
14. Detailed and complete engineering plans are required at the time of Building and Right-of-Way permitting. (Engineering)
15. Provide utility piping conflict details plan, along with documentation to demonstrate acceptability of the cover and separation between water, sanitary, storm-water service lines, etc., as applicable. (Engineering)
16. Show all existing and proposed utilities on the landscaping plans for potential conflicts. (Engineering)
17. Provide ADA parking, access / driveway, and sidewalks /ramps including dimensions in accordance with Chapter 553 of the Florida Statutes. "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs, Florida Board Building Codes and Standards, and in accordance with Americans with Disability Act (ADA). (Engineering)
18. Provide regulatory agencies' approval documentation and Permits/Licenses (as applicable) as part of the final submittal, prior to issuance of the Building and Right-of-Way Permits (South Florida Water Management District (SFWMD), Broward County Surface Water Management License (BC SWM), Broward County Environmental Protection and Growth Management Department (EPGMD) Wastewater Permit / BC Water and Wastewater Approval, Florida Department of Environmental Protection, FDOT, BC Environmental, BC Aviation, BC Traffic Engineering Division, etc.). Also, Utility / Right-of-Way Permits from the City, Broward County, and State Roads, as applicable, shall be included. (Engineering)
19. Any cost recovery account balances must be satisfied with the Community Development Department prior to approval of any Building Permit. (Planning)

20. Per Section 605-30(k) Applicant shall provide a traffic study **six (6) months after** the commencement of operations at the LA Fitness facility. This should comprehensively assess the impact of the facility on the surrounding traffic patterns and include mitigation strategies for any issues identified. Based upon findings, the applicant shall be required to install improvements valued up to $10,000 to try and provide traffic, compliance, including by installing signs and other traffic measures.(traffic)
21. The developer is required to participate in the City's Public Art program, as delineated in Article 811, of the Land Development Code, by payment into the City's Public Art fund or through payment and installation of public art. The amount of the Public Art Fund contribution is dependent on the value of the construction which will be established at time of building permit submittal (Planning).
22. RAC TRAFFIC IMPACT MITIGATION KBP Consulting Inc Traffic Impact Analysis signed and dated May 10, 2024, identifies 193 PM Peak Hour Trips for the Dania Beach Park site plan. Therefore, $4,103.18 (193 trips X $21.26) is due prior to issuance of a building permit. (Planning)
23. Recreation And Open Space Impact Fee: In accordance with Resolution 2015-071, $1,364.00, per Dwelling, must be paid for Recreation and Open Space Impacts at the time the building permit is issued. A total of $139,128.00 (1,364.00 x 102 units) will be due at the time of building permit. (Planning)
24. Applicant to submit Public Park Fee (incentive) = $0.50/gross SF of residential floor area. Applicant paying the Park Fee (three times) 3 X, per 87,058 Gross Square Feet/$.50 of the development plan for a value of approximately $130,587 due to the City prior to issuance of a building permit. (Planning)
25. Unity of control and restrictive covenant required to satisfy pervious area requirements per Land Development Code Sec.303-30.E.4.b prior to issuance of a building permit. (Planning)
26. All proposed businesses shall apply for a Certificate of Use and Business Tax Receipt before operating to the public. (Planning)
27. Provide a reciprocal easement (cross-access) agreement between Phases I (SP-034-22MOD) and II (SP-025-22) that identifies parking needs satisfied for the City Attorney review. It must be recorded before issuance of the Certificate of Occupancy. (Planning)
28. Applicant must provide an off-site parking agreement(s), approved by the City Attorney, for 118 parking spaces as required in the ITE parking analysis and must follow the regulations from Code Sec. 265-80. (Planning)

Section 3. That pursuant to Section 635-100 "Expiration of Site Plans" of the Land Development Code, Site Plan (SP-025-22MOD) approval shall automatically expire and become null and void unless the Applicant files a complete building permit application with construction drawings for the improvements shown on the Site Plan, within eighteen (18) months from the date of this Resolution.

Section 4. Such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner, located at 220 SW 45 Street, Suite 101, Dania Beach, Florida 33312 (954) 359-6100.

Section 5. That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be effective 10 days after passage.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

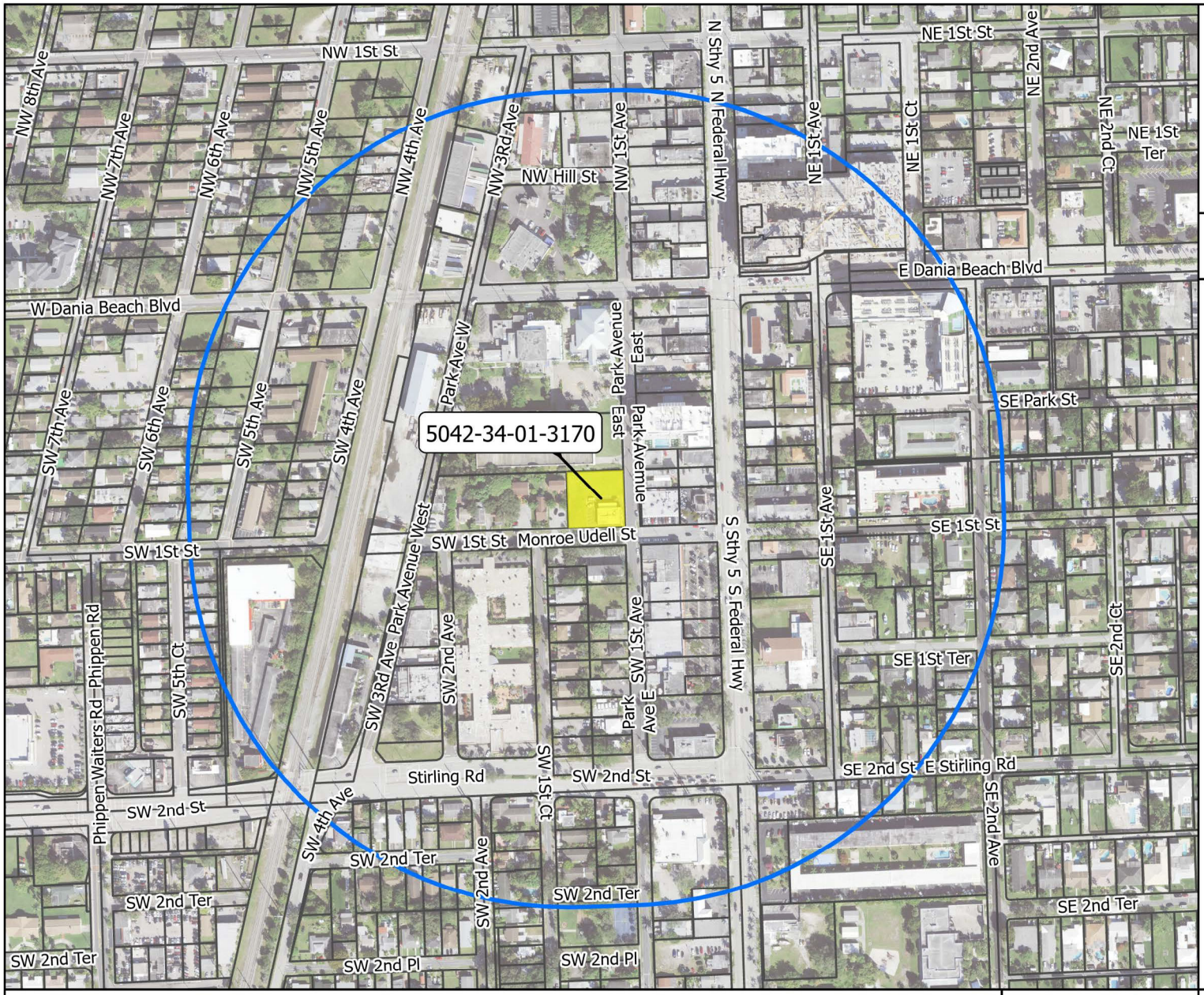
APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

Exhibit "A"
Legal Description

LOT 17, 18, AND 19, BLOCK 21, TOWN OF MODELLEO, KNOW KNOWNS AS THE TOWN OF DANIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49 OF THE PUBLIC RECORS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATED LYING AND EBING IN BROWARD COUNTY, FLORIDA.

Exhibit B



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Location Map

APPLICATION
SP-025-22 MOD

PROJECT NAME
Dania 101 Apartments

FOLIO:
5042-34-01-3170

ADDRESS
46 SW 1 Ave

REQUEST
Site Plan Modification

APPLICANT
First Dania Beach LLC

Legend

- Dania Beach Boundary
- 1,000 ft Buffer
- Parcels
- Proposed Parcel

N

Date: 5/2/2024

When Printed on 8 1/2" x 11"
1 inch equals 400 feet

0 250 500 Feet

Florida Technical Consultants

CITY OF DANIA BEACH, FLORIDA
DEPARTMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION
SEPTEMBER - 2022

DEVELOPER:

THE APOLLO COMPANIES.
2875 NE 191ST STREET SUITE PH-4
AVENTURA, FL 33180
OFFICE: (305) 677-3700, EXT. 405
WWW.APOLLOCOMPANIES.COM

ARCHITECT:

CAYMART DESIGN, INC.
5001 SW 74TH COURT, SUITE 100 MIAMI, FL 33155
TEL. 305-669-5040 www.caymartdesign.com

LANDSCAPE:

KIMBERLY MOYER,PLA.
TEL. 954-592-3695
k.moyerla@gmail.com

CIVIL:

FLYNN ENGINEERING SERVICES, P.A.
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: 954-522-1004
WWW.FLYNNENGINEERING.COM

TRAFFIC:

KBP CONSULTING, INC.
KARL PETERSON, P.E.
8400 N UNIVERSITY DRIVE, SUITE 309.
TAMARAC, FL 33321
PHONE: 954-560-7103

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PLAT

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C2-PAVING, GRADING & DRAINAGE PLAN
C3-WATER AND SEWER PLAN
C4-PAVING, GRADING, AND DRAINAGE DETAILS
C5-WATER AND SEWER DETAILS
C6-GENERAL NOTES AND SPECIFICATIONS
C7- GENERAL NOTE & SPECIFICATIONS

		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
		8	
		9	
		10	

46 SW 1ST AVE. , DANIA BEACH, FL 33004
MIXED USE BUILDING

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Miami, FL 33155
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www.caymartdesign.com

ARCH. CARMEN T. DIAZ
LIC # AR 96290
5001 S.W. 74th. COURT
SUITE 100
MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:
A-000

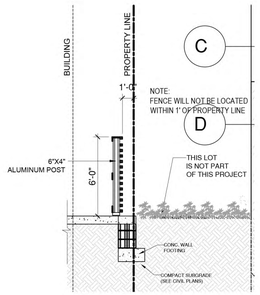
LEGAL DESCRIPTION:

- ADDRESS: 46 SW 1ST AVENUE, DANIA BEACH, FL. 33004

LOT 17, 18 AND 19, BLOCK 21, TOWN OF MODELO, NOW KNOWN AS THE TOWN OF DANIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

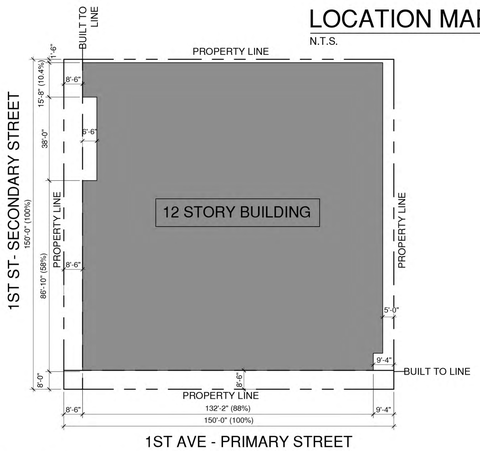
LOCATION MAP

N.T.S.



ALUMINUM FENCE DETAIL

SCALE: 3/16 = 1'-0"



BUILDING PLACEMENT DIAGRAM

N.T.S.

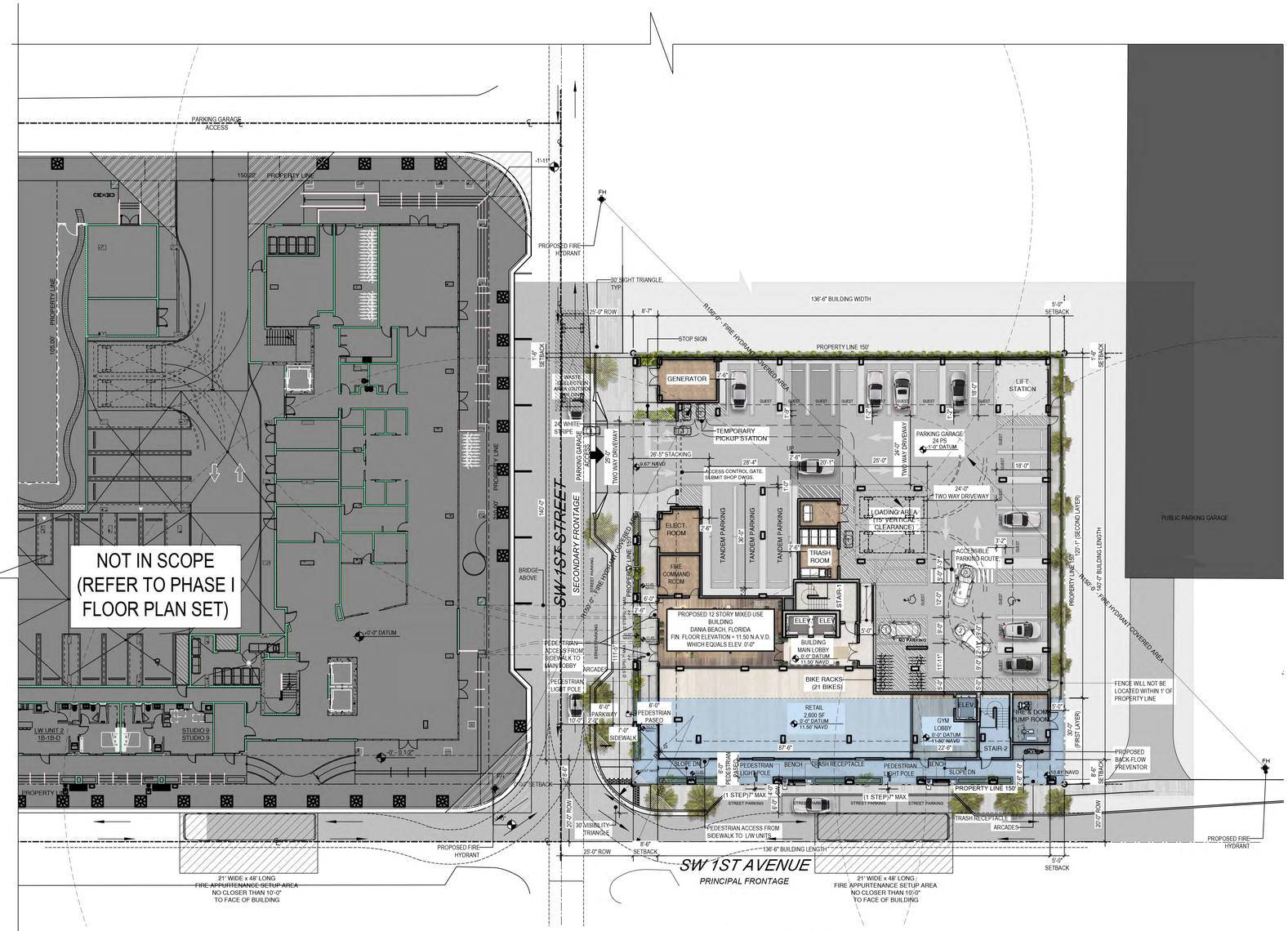
NOTE ON LEVELS:

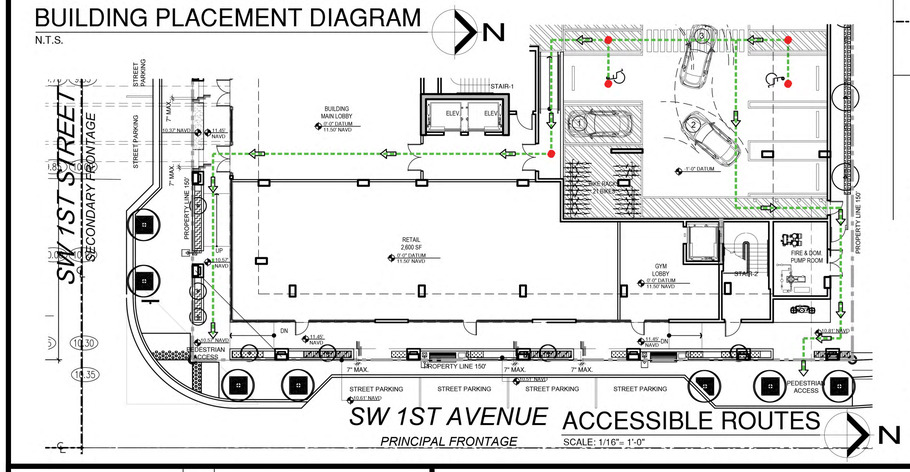
UNLESS SPECIFIED, LEVELS ARE SHOWN D.A.T.U.M.

± 0'-0" D.A.T.U.M. = 11.50' N.A.V.D.

BUILDING PLACEMENT CALCULATION

1ST ST. FRONTAGE		
86'-10"	(58%)	
15'-8"	(10.4%)	
102'-6"	68.4% OF 150'-0"(100%)	
1ST AVE. FRONTAGE		
132'-2"	(88%) OF 150'-0"(100%)	





ACCESSIBLE ROUTES

SCALE: 1/16" = 1'-0"

IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM

NEW BUILDINGS SHALL COMPLY WITH "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FFPC 1.11.10.
THIS BUILDING IS EQUIPED WITH A ROOM, 2-HR. FIRE PROTECTED WITH EMERGENCY POWER & AIR CONDITIONING FOR EQUIPMENT INSTALLATION AT TOP LEVEL (ROOF) AND A 2-HOUR FIRE RATED VERTICAL SHAFT ALL THE WAY DOWN TO GROUND LEVEL WITH ACCESS PANEL AT EVERY LEVEL FOR FUTURE USE .

THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.2" OR A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL BE INSTALLED AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (SEVENTH EDITION) NFPA 1, 11.10.

PROFESSIONAL ENGINEER IN RADIO COVERAGE AND RADIO ENHANCEMENTS SYSTEMS WILL PROVIDE SEPARATE PERMIT WITH THE REQUIRED RADIO SIGNAL LEVEL TESTING GRID FOR EACH FLOOR LEVEL THAT CONTAINS A GRID AS DESCRIBED IN NFPA 72 A.14.4.12.1.3 FOR THE NECESSARY TESTING THAT WILL BE REQUIRED PRIOR TO ISSUANCE OF A C.O. OR FOR THE TWO WAY COMMUNICATION ENHANCEMENT SYSTEM

ACCESSIBLE ROUTES AND CHANGES IN ELEVATION

BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101 7.1.6.2

THE SLOPE OF A WALKING SURFACE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 20, UNLESS THE RAMP REQUIREMENTS ARE MET AS PER FFPC 101 7.1.6.3

THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 48 AS PER FFPC 101 7.1.6.3

ALL ACCESSIBLE MEANS OF EGRESS REQUIRE A HARD SURFACE THAT IS MINIMUM OF 36" WIDE OR 44" IF THE OCCUPANT LOAD IS GREATER THAN 50 PERSONS.

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

FIRE PUMP:

STANDARD INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION SHALL BE IN COMPLIANCE WITH NFPA 20 LATEST EDITION

FIRE PUMP F.F.E. IS IN COMPLIANCE WITH REQUIREMENT TO BE ABOVE THE 100 YEAR FLOOR LEVEL.

DESIGN DEVIATIONS

- PER SEC. 311-20, "SHOPFRONT STORE ENTRANCES SHOULD BE RECESSED, NOT FLUSH, WITH THE EDGE OF THE BUILDING FAÇADE, TO PROVIDE SHELTER FOR PERSONS ENTERING AND EXITING, TO ARTICULATE THE FAÇADE, AND TO PROVIDE MAXIMUM WINDOW DISPLAY AREA AT THE ENTRANCE (THE RECESS ALLOWS THE ANGLING OF THE SHOP WINDOWS AT A FORTY-FIVE-DEGREE ANGLE FROM THE FAÇADE TO THE ENTRY)." LIVE-WORK ENTRANCES AND THE FRONTAGE TYPE PROPOSED WILL BE IN UNIFORM FROM THE DESIGN CONCEPT APPROVED ON PHASE I OF THE PROJECT.
- PER SEC. 311-20.E.4. GALLERY ROOF DOES NOT EXTEND TO WITHIN 3' OF CURB DUE TO EXISTING ROW DESIGN. FRONTAGE DESIGN AND THE MODIFIED GALLERY ROOF PROPOSED AS A CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITEPLAN.
- PER SEC. 303-40.L. SETBACK ON FRONT STREET FOR SHOPFRONT FRONTAGE IS 0'-5'. FIRST THREE LEVELS MUST BE ON BUILD TO LINE PER SEC. 303-30.A.2. SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 303-40.L. SETBACK ON SOUTH STREET FOR SHOPFRONT FRONTAGE IS 0'-5'. FIRST THREE LEVELS MUST BE ON BUILD TO LINE PER SEC. 303-30.A.2. SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 311-20.E.4.C. PROPOSED FRONTAGE IS A SHOPFRONT WITH MODIFIED GALLERY ROOF. PLANS AND ZONING DATA PROPOSED REFERENCE "ARCADE" AS A CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON SITE PLAN.
- SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE 1 OF THE PROJECT. PARKING TO BE LOCATED WITHIN FIRST 30' MEASURED FROM PROPERTY LINE BY DESIGN VARIATION REQUESTED ON SITE PLAN.

SITE PLAN

SCALE: 1" = 20'-0"

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

PARKING GARAGE PAVEMENT MARKINGS ARE SHOWN IN THE ARCHITECTURAL PLANS SHEETS A-201, A-202, & A-203A AND DETAILS PROVIDED ON SHEET A-104
REFER TO CIVIL PLANS FOR ALL ON-STREET PAVEMENT MARKINGS

NOTE:
ALTERNATIVE PARKING STANDARDS ARE BEING APPLIED

NOTE:

1. **1B-1B-D UNITS WILL HAVE A BEDROOM, A BATHROOM AND A 8' X 10' MULTIFUNCTIONAL ROOM (OFFICE OR DINING ROOM) WITH NO CLOSET, DOOR OR WINDOWS**
2. **2B-2B UNITS WILL HAVE A TWO BEDROOM AND TWO BATHROOM.**
3. **3B-2B UNITS WILL HAVE A THREE BEDROOM AND TWO BATHROOM.**
4. **ALL TANDEM PARKING WILL BE ASSIGNED FOR 2B-2B OR MORE UNITS ONLY**

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
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STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-100

ZONING MAP

N.T.S.

N

- FLOOR LOT RATIO CALCULATION -

LEVEL	FLOOR AREA
GROUND FLOOR	18,400 SF
SECOND FLOOR	18,740 SF
THIRD FLOOR	18,740 SF
FOURTH FLOOR	13,994 SF
FIFTH FLOOR	13,994 SF
SIXTH FLOOR	10,580 SF
SEVENTH FLOOR	10,580 SF
EIGHTH FLOOR	10,580 SF
NINTH FLOOR	10,580 SF
TENTH FLOOR	10,580 SF
ELEVENTH FLOOR	10,580 SF
TWELFTH FLOOR	10,580 SF
TOTAL FLOOR AREA	157,928 SF

- FLOOR AREA PER USE -

USE TYPE	EXISTING	PROPOSED	GENERAL INFORMATION
PARKING	4,332 SF	11,415 SF	
RETAIL	2,916 SF	2,725 SF	RETAIL AT GROUND FLOOR
RETAIL (GYM)		36,690 SF	GYM AT 2ND & 3RD FLOOR
RESIDENTIAL		87,058 SF	CORRIDORS, STAIR AND ELEVATORS NOT INCLUDED

NOTE:

ALTERNATIVE PARKING STANDARDS ARE BEING APPLIED

PAYMENT IN LIEU WILL BE REQUIRED FOR USE OF MUNICIPAL GARAGE SPACES PER SEC. 265-75

- DENSITY & HEIGHT INCENTIVES CALCULATION - (ART.305)

INCENTIVE	DENSITY	# OF UNITS	HEIGHT
DENSITY (0.683 AC GROSS AREA)	50 DU/AC	34.15 DU BY RIGHT	7 STORIES BY RIGHT
SUSTAINABILITY DESIGN BONUS (SEC. 305-50 (G) (1))	28 DU/AC	19.12 DU	4 STORIES
PUBLIC PARK (SEC. 305-70 (A)) - 95,125 SF PROVIDED OF RESIDENTIAL GROSS FLOOR AREA	30 DU/AC	20.49 DU	2 STORIES

*THE DEVELOPER WILL PAY TRIPLE THE PUBLIC PARK FEE (SEC. 305-70 (A))

TOTAL ALLOWED WITH INCENTIVES	150 DU/AC	102 DU	14 STORIES MAX.
TOTAL PROPOSED	150 DU/AC	102 DU	12 STORIES

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO UNIT 500 SF	1B -1B UNIT 750 SF	1B -1B-D UNIT 815 SF	2B-2B UNIT 900 SF	2B-2B-D UNIT 900 SF	3B-2B UNIT 1,150 SF	TOTAL UNITS
GROUND FLOOR							
4TH FLOOR	1	2	1	5		2	11
5TH FLOOR	1	3		5	1	2	12
6TH FLOOR	4	3	1	4			12
7TH FLOOR	4	3	1	4			12
8TH FLOOR	2	3		5	1		11
9TH FLOOR	2	3		5	1		11
10TH FLOOR	2	3		5	1		11
11TH FLOOR	2	3		5	1		11
12TH FLOOR	2	3		5	1		11
TOTAL UNITS	20	26	3	43	6	4	102
	19.6 %	25.5 %	2.9 %	42.2 %	5.9 %	3.9 %	

- PARKING BREAKDOWN -

LEVEL	REG. PS (9' X 18')	HC PS (12' X 18')	TANDEM (9' X 36')	STREET PS (6' X 23')	TOTAL PS
GROUND FLOOR	16	2	6	6	30
FIFTH FLOOR (ON PHASE I)	73	3	26		102
TOTAL PS	89	5	32	6	132

- PARKING CALCULATION - (SEC. 265-50)

FUNCTION	REQUIREMENT	COUNT	FACTOR	MIN. PS REQUIRED	PROPOSED
RESIDENTIAL					
STUDIO UNIT	1 PS PER UNIT	20	1.00	20.00	
ONE BEDROOM UNIT	1.25 PS PER UNIT	26	1.25	32.50	
ONE BEDROOM UNIT + DEN	1.25 PS PER UNIT	3	1.25	3.75	
TWO BEDROOM UNIT + DEN	1.75 PS PER UNIT	43	1.75	75.25	
TWO BEDROOM UNIT	1.75 PS PER UNIT	6	1.75	10.50	
THREE BEDROOM UNIT	1.75 PS PER UNIT	4	1.75	7.00	
		102 DU		149.0	
VISITOR PS	1 PS / 5 DU	102 DU	0.20	20.40	
				169.40	
RETAIL (FITNESS CLUB)	1 PS /300 SF	36,510 SF		121.70	
RETAIL	1 PS /300 SF	2,600 SF		8.67	
HC-PS-RESIDENTIAL	2% OF TOTAL PS REQ.	149.0 PS	0.02	3	8 HC PS (2 ON SITE+ 6 ON PHASE I)
HC-PS-NON RESIDENTIAL	101 TO 150 PS = 5 HC PS*	122 PS		5	
*(HC-PS INCLUDED IN TOTAL PS REQUIRED)	FBC.ACC. 208.2			8	
TOTAL PARKING REQUIRED PER CITY CODE				300 PS	
PARKING REDUCTION (PARKING ANALYSIS)				253 PS	253 PS (30 ON SITE + 102 ON PHASE I + 250 PS RENTED ON PUBLIC PARKING GARAGE)
LOADING SPACE (PER SECTION 270-20)				1 PS	2 PS

DESCRIPTION OF INCENTIVES:

INCENTIVE 1 - SUSTAINABILITY BONUS AS PER SEC. 305.50 (A) THROUGH (H)

PROJECT WILL VOLUNTARILY COMPLY WITH THE CRA GREEN BUILDING/DEVELOPMENT PROGRAM IN EXCHANGE FOR DEVELOPMENT INCENTIVES OUTLINED IN SEC 305-50 (A) THROUGH (H)
INCENTIVES FOR THIS PROGRAM SHALL BE AS FOLLOWING WHEN IN COMPLIANCE WITH SEC 305-50 (G)(1)

1 ADDITIONAL STORY IS BEING SOUGHT USING PROPOSED PUBLIC PARK INCENTIVE (IN ADDITION TO DENSITY REQUEST)

5 STORIES AS INCENTIVE
28 DU/ACRE = 19.12 DU AS INCENTIVE

THIRD-PARTY GREEN BUILDING CERTIFICATION AND DOCUMENTATION IS PART OF THIS SUBMITTAL, REFER TO EXHIBIT *Florida Green High-Rise Residential Building Standard*

INCENTIVE 2 - PUBLIC PARK (SEC. 305-70 (A)) - 95,125 SF PROVIDED OF RESIDENTIAL GROSS FLOOR AREA

DEVELOPER WILL PAY TRIPLE THE PUBLIC PARK FEE ESTABLISHED ON SEC. 305-70 (B) IN EXCHANGE FOR DEVELOPMENT INCENTIVES AS PER SEC. 305-70 (A):

30 DU/ACRE = 20.49 DU AS INCENTIVE
30 DU/ACRE = 20.49 DU AS INCENTIVE
30 DU/ACRE = 20.49 DU AS INCENTIVE (ONLY 7.75 DU USED)

TOTAL = 48.73 DU AS INCENTIVES

SITE DATA

PROPERTY ADDRESS:	46 SW 1ST STREET CITY OF DANIA BEACH, FLORIDA, 33004	
JURISDICTION:	CITY OF DANIA BEACH, FLORIDA	
LAND USE DESIGNATION:	RAC - REGIONAL ACTIVITY CENTER	
ZONING DISTRICT:	CC - CITY CENTER	
GROSS SITE AREA:	29,750 SQ.FT = 0.683 AC (INCLUDES TO CENTER LINE OF ADJ ROW)	
NET SITE AREA:	22,500 SQ. FT.= 0.517 AC (WITHIN PROPERTY LINES)	
	ALLOWED / REQUIRED	PROPOSED
PERVIOUS AREA (REQUIRED 10 %)	2,250 SF (0.052 AC) 10 %	500 SF (0.011 AC) @ GROUND FLOOR 1,752 SF (0.040 AC) @ PHASE I 2,252 SF (0.052 AC) TOTAL 10%
IMPERVIOUS AREA		1,634 SF (0.046 AC) TOTAL 5%
OPEN SPACE : OPEN SPACE AT GROUND FLOOR		3,168 SF (0.072 AC) TOTAL 14%
LOT COVERAGE :		19,970 SF (88%)
DENSITY :	ALLOWED / REQUIRED	PROPOSED
(BASED ON GFA)	MAX. 50 DU/AC BY RIGHT	
	(34.15 DU BY RIGHT)	
	UP TO 150 DU/AC W/INCENTIVES	
	102 DU TOTAL ALLOWED	102 DU (150 DU/AC)
FAR (8.0 MAX.):	ALLOWED / REQUIRED	PROPOSED
	22,500 SF X (8.0) = 180,000 SF	157,928 SF (7.0 FAR)
BUILDING HEIGHT:	ALLOWED / REQUIRED	PROPOSED
NUMBER OF STORIES:	7 STORIES-80 FT BY RIGHT	12 STORIES
	7 STORIES-70 FT W/INCENTIVES	
BUILDING HEIGHT:	150'-0" MAX.	140'-2" TO ROOF SLAB
SEC. 303-40.L: BUILDING PLACEMENT	ALLOWED / REQUIRED	PROPOSED
NORTH - INTERIOR SIDE	0' min	5'-0"
	18' (AT 6TH FLOOR)	18'-0" (AT 6TH FLOOR)
EAST - PRINCIPAL FRONTAGE	0'-5'	8'-6" (AT GROUND FLOOR)
	10' FROM BTL (AT 6TH FLOOR)	15'-0" (FROM BTL) (AT 6TH FLOOR)
WEST - INTERIOR SIDE	0' min	1'-6"
	18' (AT 6TH FLOOR)	18'-0" (AT 6TH FLOOR)
SOUTH - SECONDARY FRONTAGE	0'-5'	8'-6" (AT GROUND FLOOR)
	10' FROM BTL (AT 6TH FLOOR)	15'-0" (FROM BTL) (AT 6TH FLOOR)
FRONTAGE TYPE	ALLOWED / REQUIRED	PROPOSED
FRONT STREET- 1ST AVE	SHOPFRONT / ARCADE	MODIFIED STORE FRONT
FRONT STREET- 1ST ST		
SEC. 230-40: MINIMUM FLOOR AREA	REQUIRED	PROPOSED
STUDIO	500 SF MIN.	500 SF MIN.
1 BEDROOM	750 SF MIN.	750 SF MIN.
2 BEDROOM	900 SF MIN.	900 SF MIN.
3 BEDROOM	1,150 SF MIN.	1,150 SF MIN.
BUILDING TYPE	ALLOWED / REQUIRED	PROPOSED
FBC 504.3		I-A ()
TOTAL CONSTRUCTION SQUARE FOOTAGE		114,893 SF

OFF-STREET BICYCLE PARKING REQUIREMENTS

	NUMBER OF PARKING	% BIKE PARKING	BIKE RACKS REQ'D & PROVIDED
RESIDENTIAL	168.15	5 %	8.40
COMMERCIAL (FITNESS CLUB+RETAIL)	130.37	10 %	13.04
			TOTAL 22

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	01/19/2024 SITE PLAN MODIFICATION
2	03/06/2024 SPM 1ST CYCLE COMMENTS
3	
4	
5	
6	
7	
8	
9	
10	

46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

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ARCH. NIDIA CARDONA
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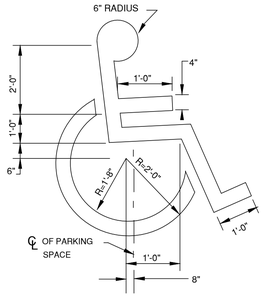
5001 S.W. 74th. COURT
SUITE 100
MIAMI, FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA
Nidia Cardona
AR 92468
REGISTERED ARCHITECT

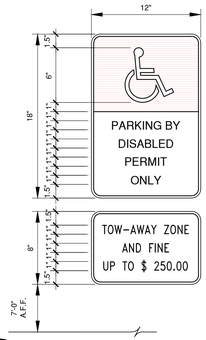
SHEET No:

A-101



PAVEMENT LOGO PER FDOT INDEX No. 17346. SIZE 3 OR 5 FEET IN HEIGHT AND WHITE IN COLOR

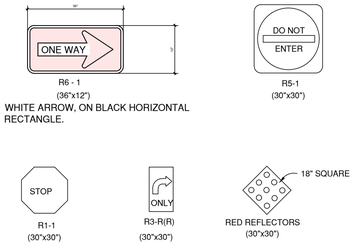
1 A-102 TYPICAL HANDICAP SYMBOL
N.T.S.



	TOP	BOTTOM
FTP-20-06		
2" RADII ⅜" BORDER		
1" SERIES C LEGEND COLOR	BLUE	WHITE
BACKGROUND	WHITE	BLACK
LEGEND AND BORDER		

1" RADII ⅜" BORDER	
1" SERIES C LEGEND COLOR	
BACKGROUND	WHITE
LEGEND AND BORDER	BLACK

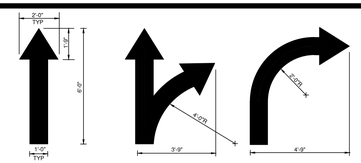
2 A-102 HANDICAP SIGN DETAIL @ PARKING GARAGE
N.T.S.



WHITE ARROW, ON BLACK HORIZONTAL RECTANGLE.

SIGNS AREA TO BE MOUNTED ON FLANGED POST PER CITY OF CORAL GABLES RECOMMENDATIONS

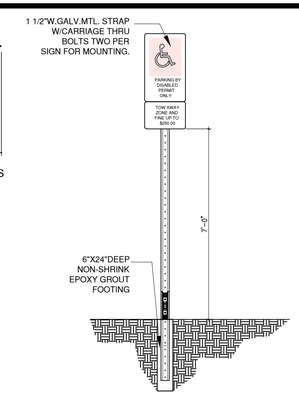
3 A-102 TYPICAL TRAFFIC SIGNS
N.T.S.



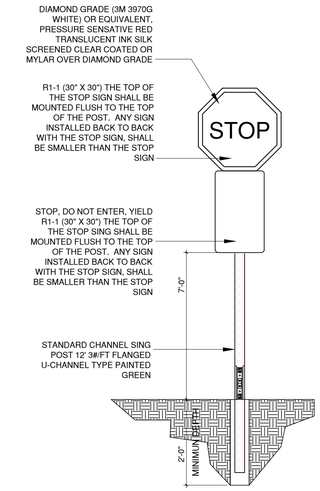
REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW

NOTES :
ALL PAVEMENT MARKING SHALL BE REFLECTORIZED THERMOPLASTIC, EXCEPT FOR PARKING STALL LINES WICH AREA PERMITTED TO BE FDOT APPROVED PAINT.
ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIALS (3M DIAMOND GRADE OR EQUIVALENT) AND SHALL CONFORM TO THE USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.

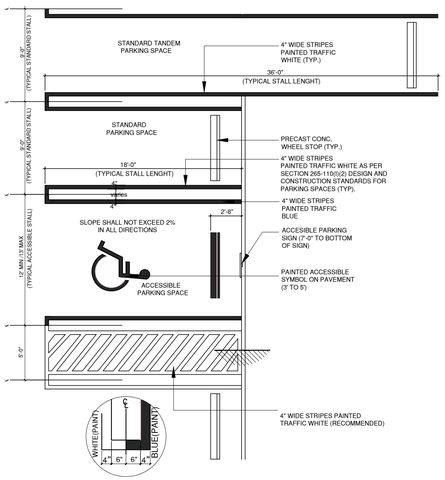
4 A-102 TYPICAL DIRECTIONAL ARROWS DETAILS
N.T.S.



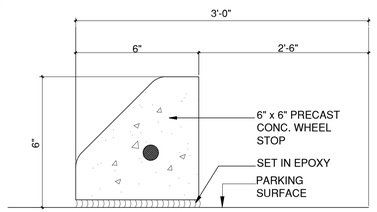
5 A-102 HANDICAP PARKING SIGN
N.T.S.



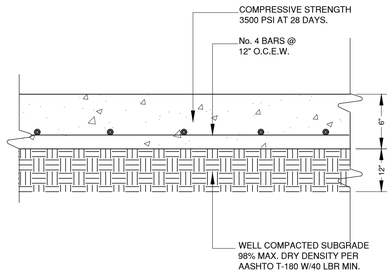
6 A-102 TIPICAL STOP SIGN
N.T.S.



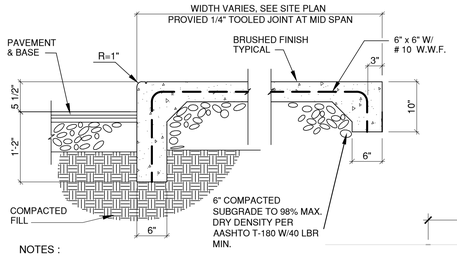
7 A-102 TYPICAL PARKING STALLS
N.T.S.



8 A-102 PRECAST CONCRETE WHEELSTOP
N.T.S.



9 A-102 TYPICAL CONCRETE PAVEMENT DETAIL
N.T.S.

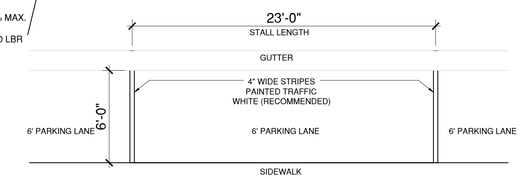


NOTES :

THICKENED EDGE NOT REQUIRED WHERE WALK ABUTTS STRUCTURE. (PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE.

ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS & CONTROL JOINTS AT MAX. 20 FEET.

10 A-102 TYPICAL PERIMETER SIDEWALK
N.T.S.



11 A-102 PARKING LANE DETAIL
N.T.S.

THE WORDS 'NO PARKING' SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH ON A CONTRASTING BACKGROUND AND LOCATED VISIBLE.

12 A-102 NO PARKING DETAIL
N.T.S.

ADA MAIL BOXES:

H.C. ACCESSIBLE MAIL BOXES SHALL BE FULLY ACCESSIBLE WITHIN 15" FROM FINISH FLOOR & 48" MIN. OF 5% OF U NITS

MAIL BOXED NOTES:

MAIL ROOM TO COMPLY WITH THE U.S POSTAL SERVICE 4C WHICH INCLUDES THE FOLLOWING SPECIFICATIONS AND FEATURES:

COMPARTMENT FORM FACTOR MINIMUM SIZE REQUIREMENT OF 12" W X 15" D X 3" H

THE 4C STANDARD MEETS AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS

PROVIDE ONE MAIL PICK-UP SLOT FOR ENTIRE BUIILDING

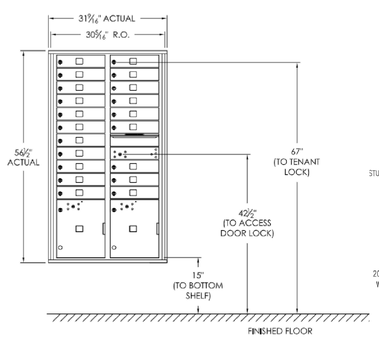
GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS AND MANUFACTURER'S SPECIFICATIONS FOR ARCH. APPROVAL

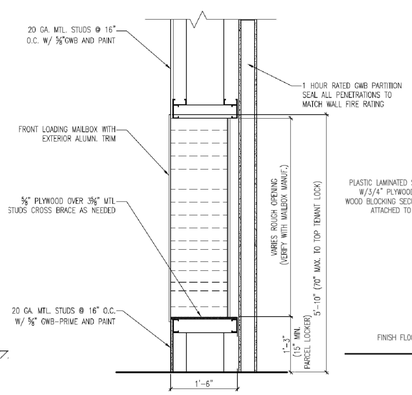
CONTRACTOR SHALL CONSULT USPS FOR APPROVED MANUFACTURERS COMPLIANCE

VERIFY ACTUAL SIZE OF UNITS PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE NOTIFIED TO ARCHITECT PRIOR COMMENCING ANY WORK

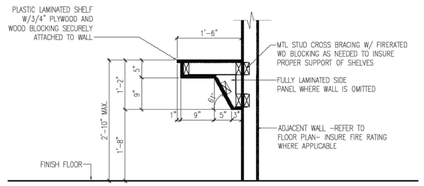
COLOR OF UNITS TO BE SELECTED BY OWNER

FINAL MAIL BOX CONFIGURATION BY OWNER

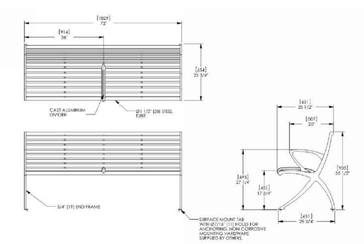




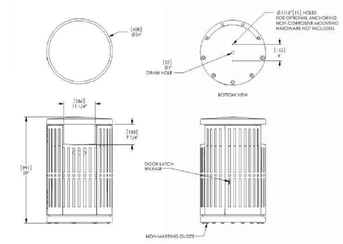
TYPICAL MAIL BOX SECTION DETAIL
SCALE: 1/4" = 1'-0"



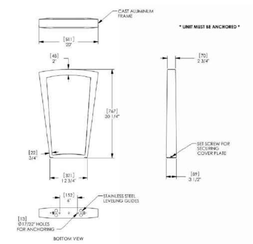
COUNTER SECTION DETAIL
SCALE: 1/4" = 1'-0"



BENCH
SCALE: 1/4" = 1'-0"



TRASH RECEPTACLE
SCALE: 1/4" = 1'-0"



BIKE RACK
SCALE: 1/4" = 1'-0"

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
		8	
		9	
		10	

46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

CAYMARES MARTIN
Architectural & Engineering Design
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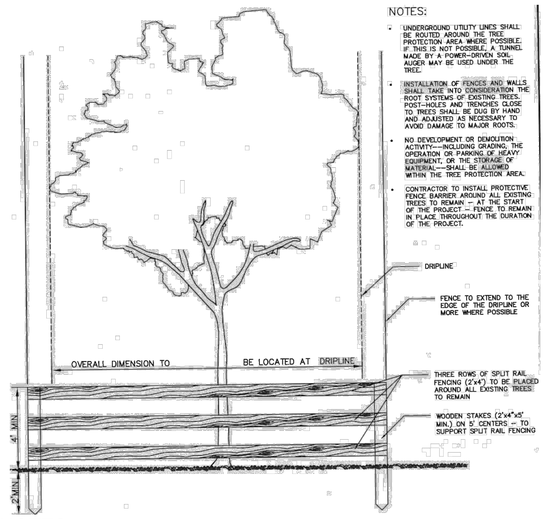
5001 SW 74th Ct. Ste 100
Miami, FL 33155
Ph: (305) 669-5040 Fax: (305) 669-5041
www.caymartindesign.com

ARCH. CARMEN T. DIAZ
LIC # AR 96290
5001 S.W. 74th. COURT
SUITE 100
MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA CARMEN T. DIAZ AR 96290 REGISTERED ARCHITECT

SHEET No:

A-102

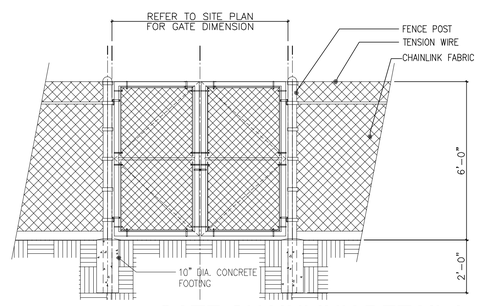


NOTES:

BARRIER TO FORM CONTINUOS FROM AROUND THE TREE OR GROUP OF TREES.
SEE LANDSCAPE PLAN FOR LOCATION OF THE TREES TO REMAIN SEE LANDSCAPE PLAN FOR LOCATION OF THE TREES TO REMAIN

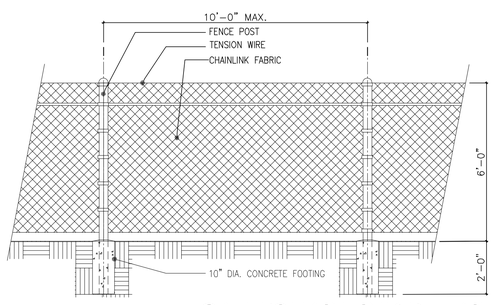
TREE PROTECTION DETAIL

N.T.S.



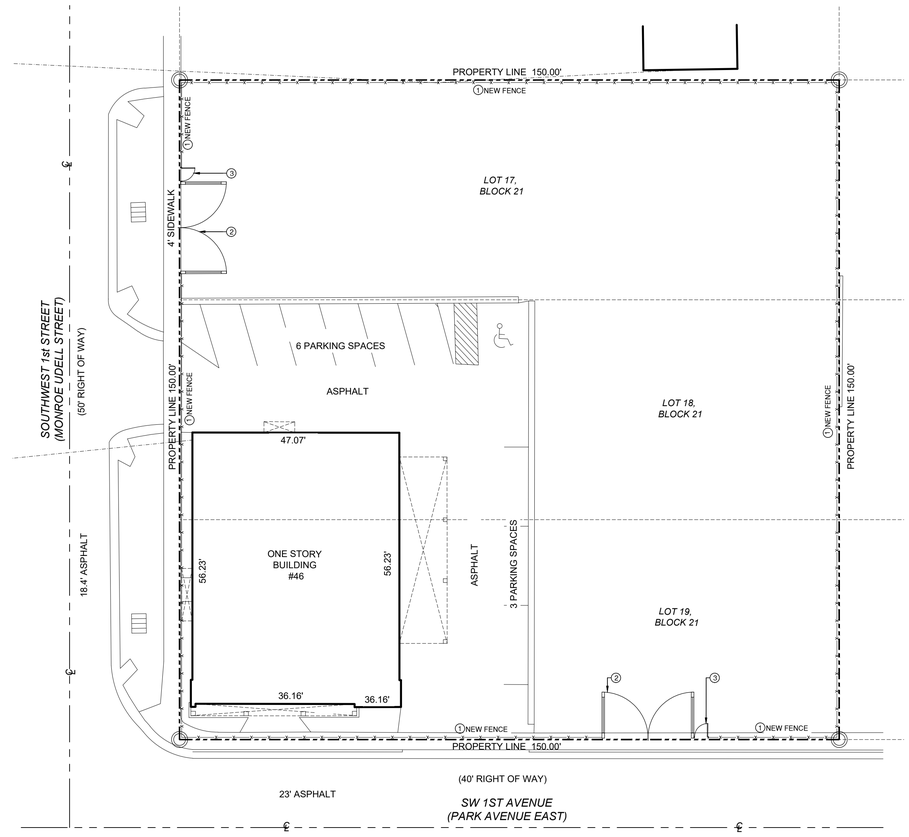
GATE/CHAINLINK DETAIL I

SCALE: 1/2"= 1'-0"



GATE/CHAINLINK DETAIL II

SCALE: 1/2"= 1'-0"



SITE PLAN-TEMPORARY FENCE

SCALE: 1/16"= 1'-0"

N

SITE PLAN NOTES:

1. NEW METAL CHAINLINK FENCE WITH SCREENING (6'-0" HEIGHT)
2. NEW 20'-0" CHAINLINK VEHICULAR GATE (6'-0" HEIGHT)
3. NEW 3'-0" CHAINLINK PEDESTRIAN GATE (6'-0" HEIGHT)

LEGEND:

DENOTES EXISTING BUILDING AREA TO BE DEMOLISHED. (~22,500 S.F)

PROPERTY LINE

—x—x— NEW FENCE (350')

SCOPE OF WORK:

1. INSTALL 6'-0dMETAL CHAINLINK FENCE AND SCREEN MESH AROUND PROPERTY AS PER PLAN.
2. PROVIDE DOORS ON THE FENCE AS SPECIFIED IN THE SITE PLAN AND NOTES.

PROPERTY ADDRESS:

46 SOUTHWEST 1ST AVENUE. DANIA BEACH, FL 33004

PARCEL ID: 5042 34 01 3170

LEGAL DESCRIPTION: TOWN OF MODELO (DANIA) B-49 D LOT 17,18,19 BLK 21

N LOCATION MAP

N.T.S

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
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STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-103

NOTE ON LEVELS:

UNLESS SPECIFIED, LEVELS ARE SHOWN D.A.T.U.M.

± 0'-0" D.A.T.U.M. = 11.50' N.A.V.D.

PAYMENT IN LIEU OF WILL BE REQUIRED FOR USE OFF MUNICIPAL GARAGE SPACES PER SEC. 265-75

GROUND FLOOR

SCALE: 3/32 = 1'-0"

N

		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
		7	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

CAYMARES MARTIN
Architectural & Engineering Design
AA 26001552 CA 27136
5001 SW 74th Ct. Ste 100
Miami, FL 33155
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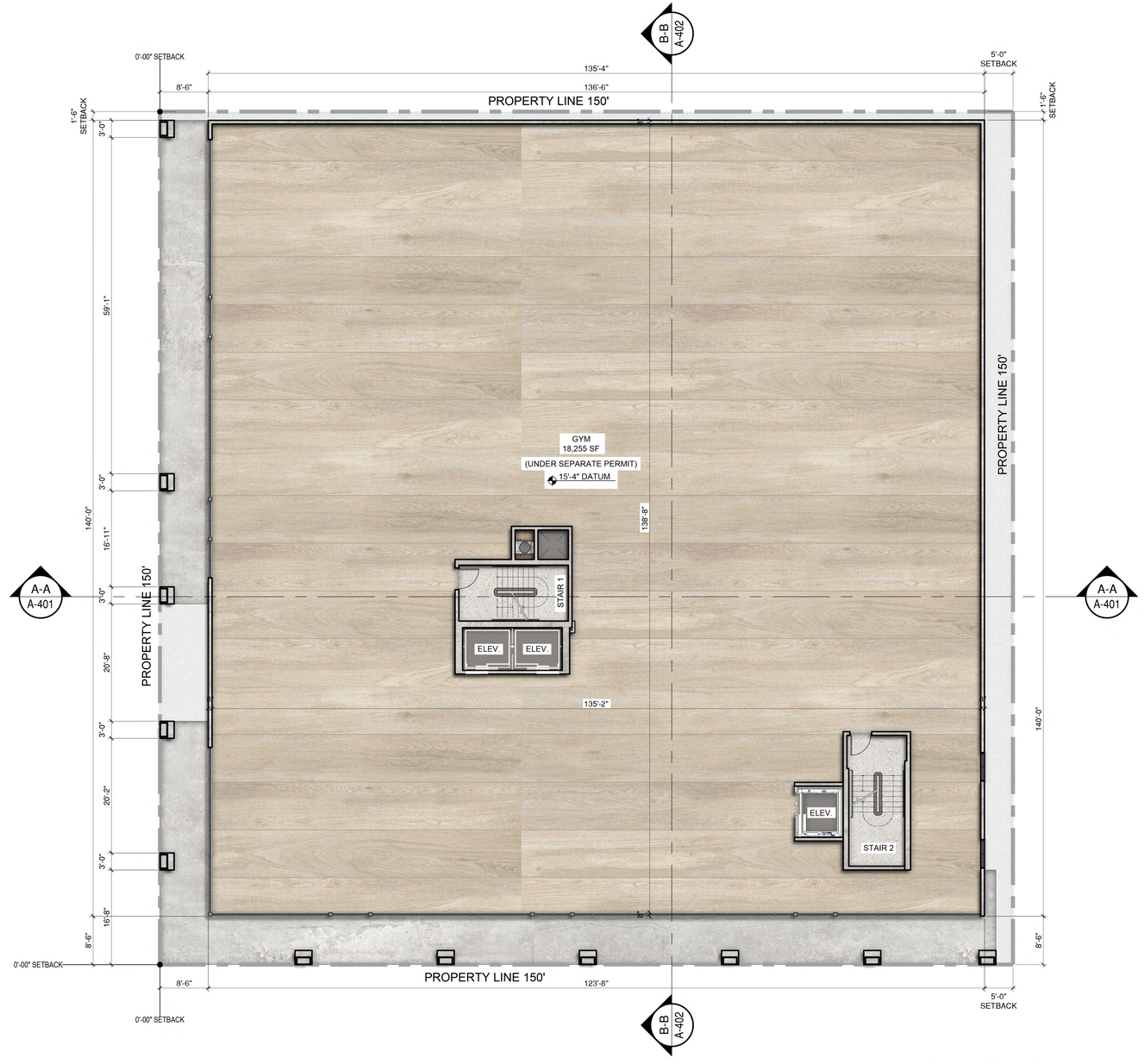
SUITE 100
MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-201



2ND LEVEL

SCALE: 3/32 = 1'-0"

N

		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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		9	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

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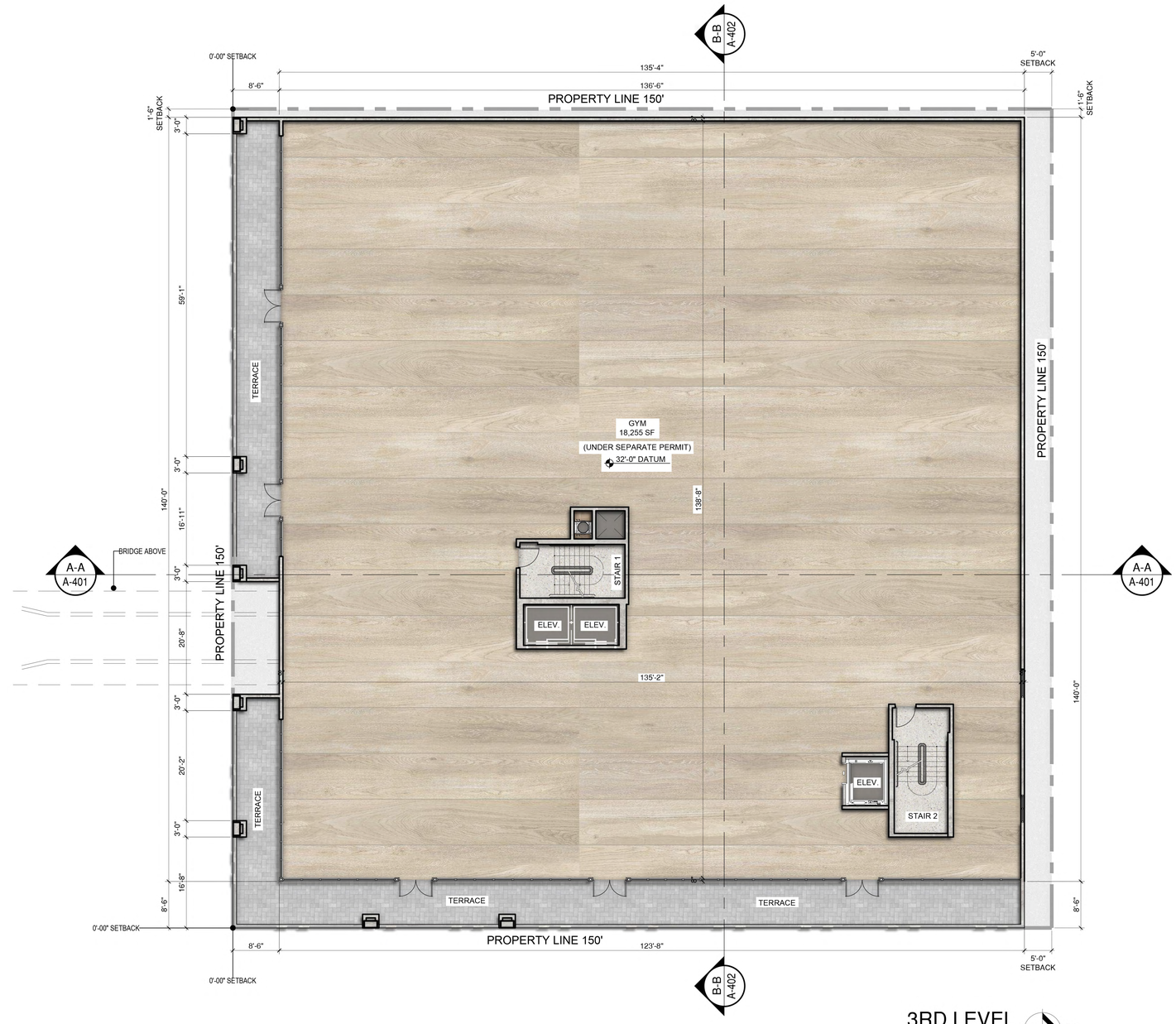
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-202



3RD LEVEL

SCALE: 1/16 = 1'-0"

N

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	01/19/2024 SITE PLAN MODIFICATION
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

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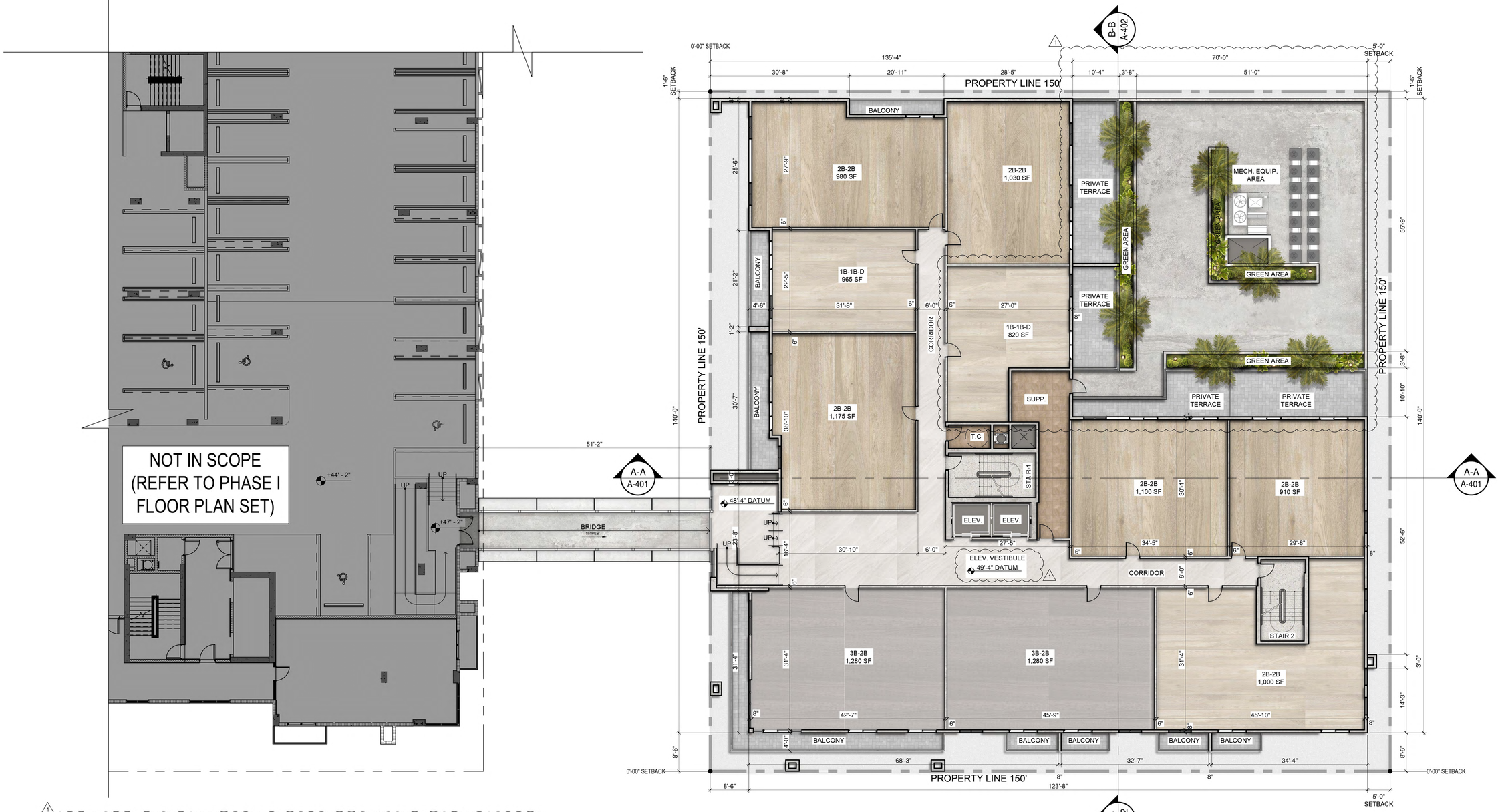
STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-203



- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
4TH FLOOR			2	6	2	10

4TH LEVEL

SCALE: 3/32 = 1'-0"

N

PROJECT No.:	
DESIGNED BY:	O.M.
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CHECKED BY:	O.M.
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DRAWING SCALE:	AS SHOWN

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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

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STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-204

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
5TH FLOOR			4	6	2	12

5TH LEVEL

SCALE: 3/32 = 1'-0"

N

		REV. #	DATE
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CHECKED BY:	O.M.	4	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

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THE APOLLO COMPANIES

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STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-205

6TH LEVEL

SCALE: 3/32 = 1'-0"

N

1

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
6TH FLOOR	5	3		4		12

		REV. #	DATE
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CHECKED BY:	O.M.	4	
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		9	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

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STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-206

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
7TH FLOOR	5	3		4		12
8TH FLOOR	5	3		4		12

7TH & 8TH LEVEL

SCALE: 3/32 = 1'-0"

N

		REV. #	DATE
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CHECKED BY:	O.M.	4	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

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STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-207

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO	1B-1B UNIT	1B-1B-D UNIT	2B-2B UNIT	3B-2B UNIT	TOTAL UNITS
9TH FLOOR	2	3		6		11
10TH FLOOR	2	3		6		11
11TH FLOOR	2	3		6		11
12TH FLOOR	2	3		6		11

9TH TO 12TH LEVEL

SCALE: 3/32 = 1'-0"

N

		REV. #	DATE
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DRAWN BY:		3	
CHECKED BY:	O.M.	4	
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STATE OF FLORIDA
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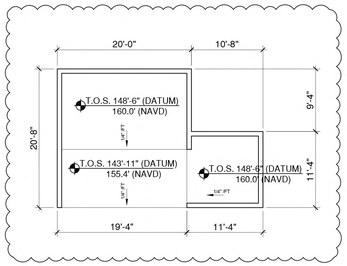
AR 96290
REGISTERED ARCHITECT

SHEET No:

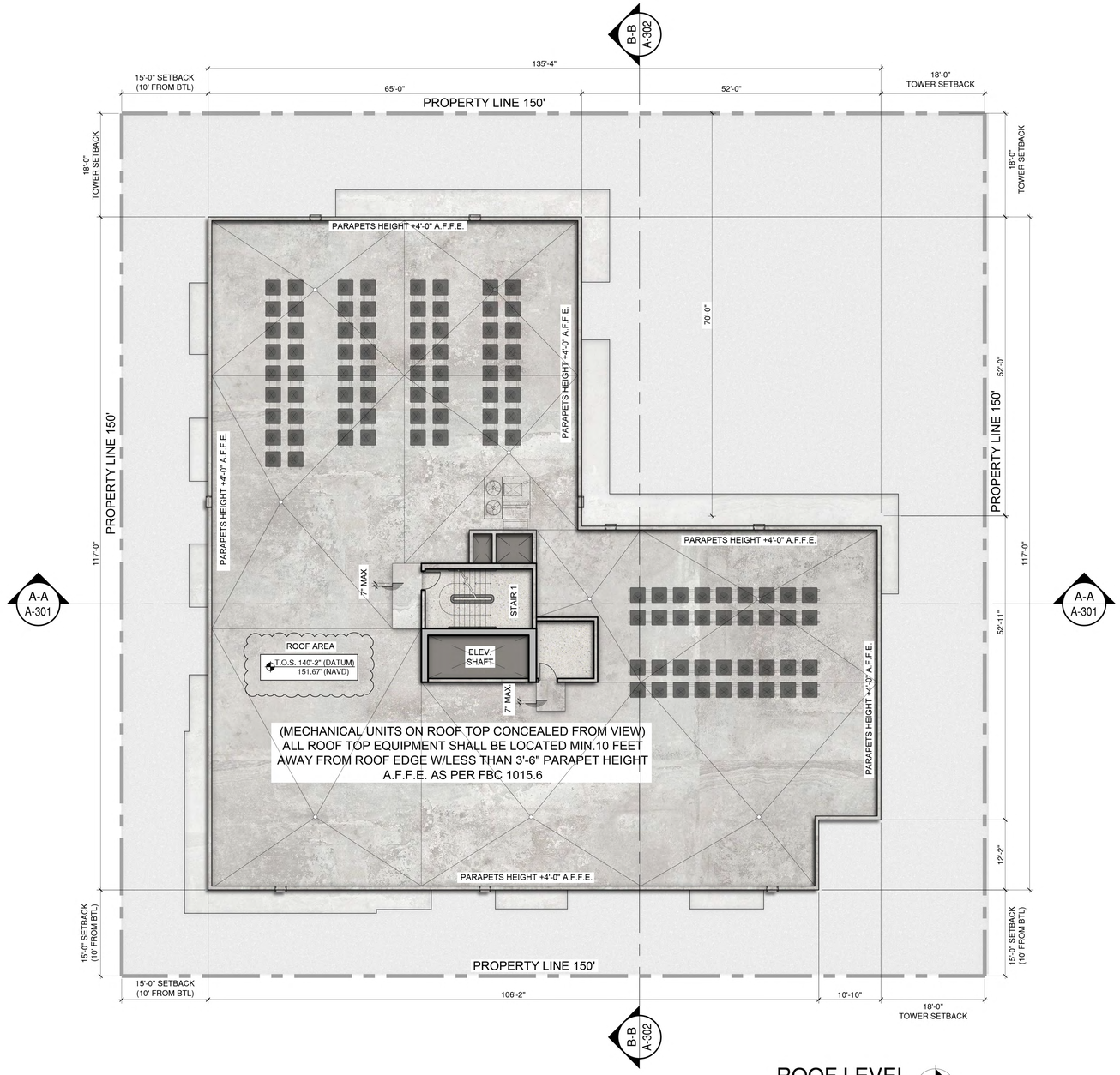
A-207



UPPER ROOF LEVEL

SCALE: 3/32 = 1'-0"

N



ROOF LEVEL

SCALE: 3/32 = 1'-0"

N

ROOF AREA TABLE

	AREA
TOTAL ROOF AREA	10,763 SF
MECH. EQUIPMENTS, STAIR & ELEV. TOWER	1,813 SF (17%)
USABLE ROOF AREA	8,950 SF (83%)

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

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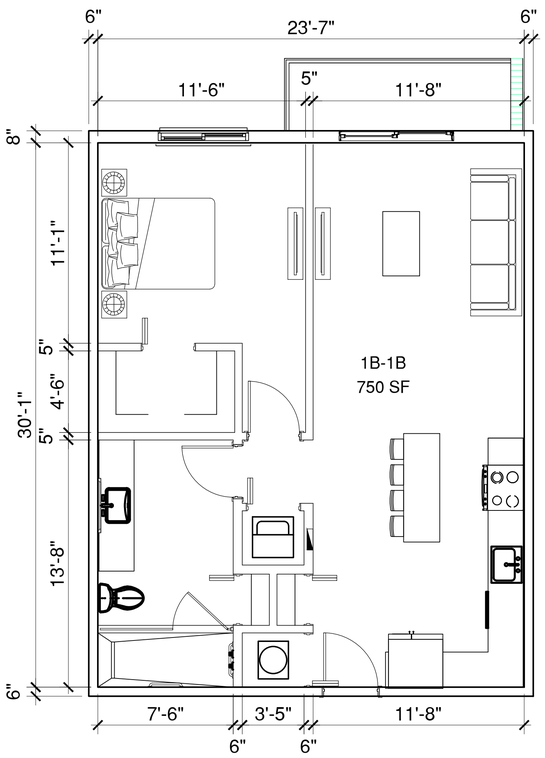
STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

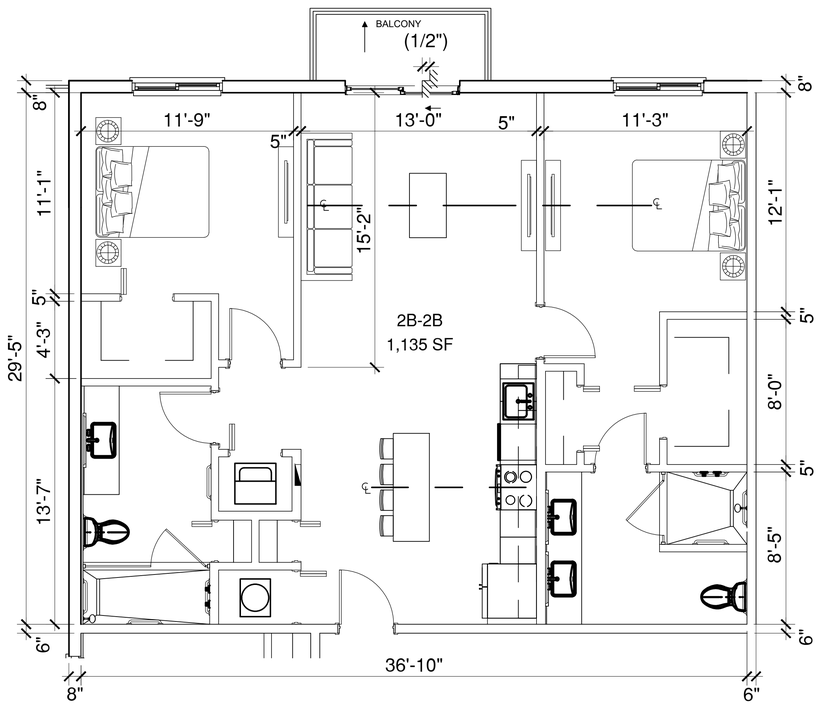
SHEET No:

A-209



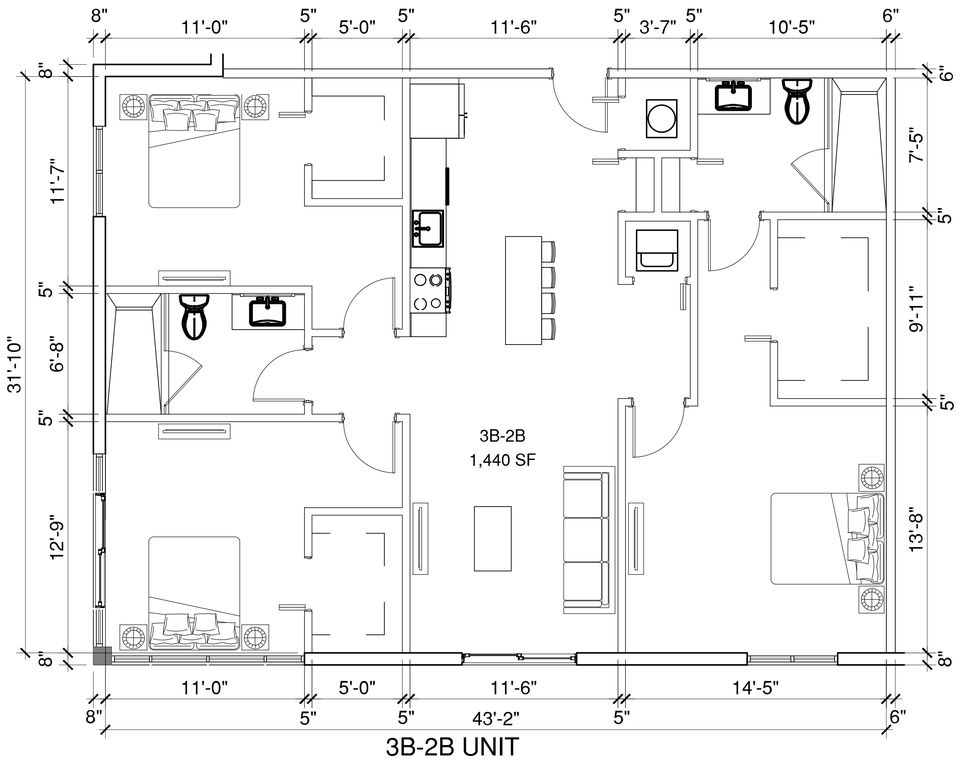
1B-1B UNIT

SCALE: 1/4" = 1'-0"



2B-2B UNIT

SCALE: 1/4" = 1'-0"



3B-2B UNIT

SCALE: 1/4" = 1'-0"

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
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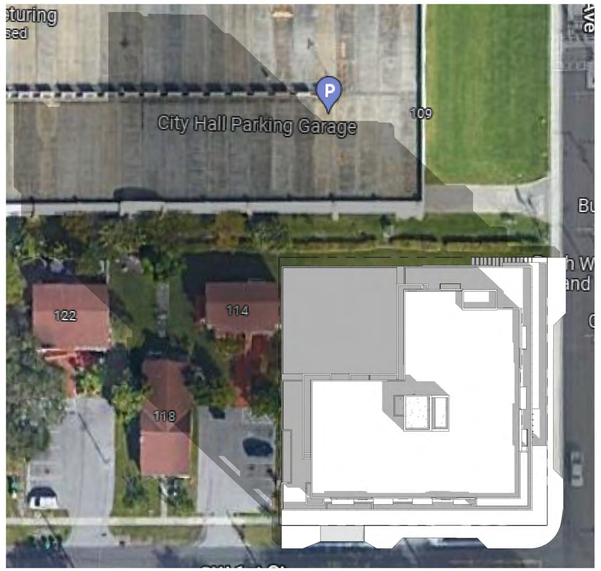
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-209

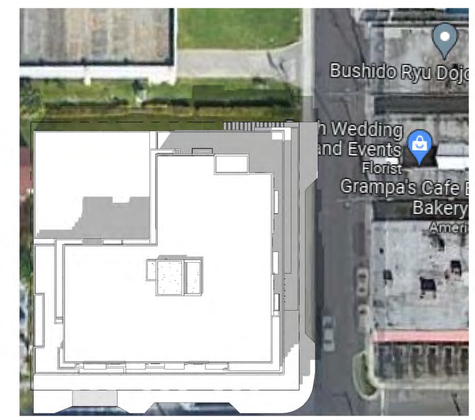


1 10AM MAR
1" = 40'-0"

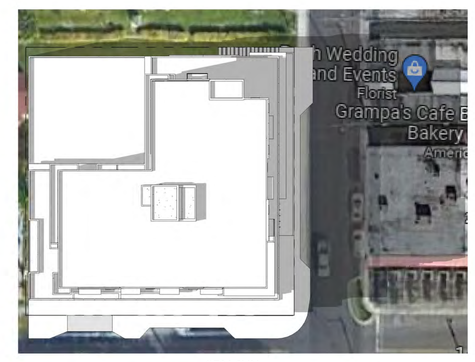
2 1PM MAR
1" = 40'-0"

3 3PM MAR
1" = 40'-0"

4 10AM JUN
1" = 40'-0"



5 1PM JUN
1" = 40'-0"



6 3PM JUN
1" = 40'-0"

7 10AM DEC
1" = 40'-0"

8 1PM DEC
1" = 40'-0"

9 3PM DEC
1" = 40'-0"

PROJECT No.:	Project Number	REV.#	DATE
		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
		3	
DRAWN BY:		4	
		5	
CHECKED BY:	O.M.	6	
		7	
ISSUE DATE:	10/17/22	8	
		9	
DRAWING SCALE:	1" = 40'-0"	10	

46 SW 1ST AVE, DANIA BEACH, FL 33004

MIXED USE BUILDING

CAYMARES MARTIN
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STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:
A-211

D-30424

COLOR PALETTE

(A) SHERWIN WILLIAMS SIMPLE WHITE SW-7021

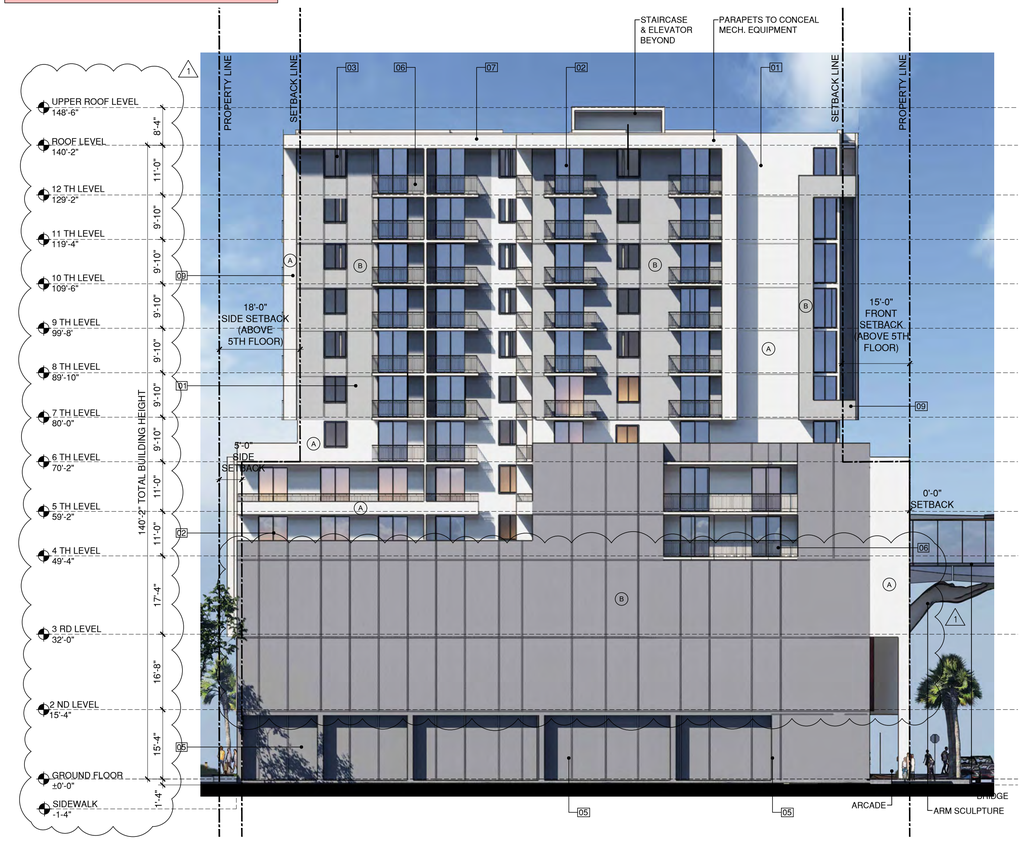
(B) SHERWIN WILLIAMS SEMI-SWEET 4003-2C

(C) CERAMIC WALL TILE WOOD-LOOK.

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM SLIDING GLASS DOOR ASSEMBLY . W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS
03	ALUMINUM WINDOW ASSEMBLY . W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
04	ALUMINUM STOREFRONT ASSEMBLY . LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
05	CONCRETE SCORE LINES AT FACADE WALLS
06	42" A.F.F. RAILING ENCLOSURE AT BALCONY & TERRACE
07	42" A.F.F. ROOF PARAPET
08	ACCESSIBLE RAMP 1:12 MAX.
09	ARCHITECTURAL FRAME
10	CONCRETE EYEBROW SLAB
11	METALLIC LOUVERS

SIGNS AREA

	100 SF MAX. AREA PER SIGN PERMITTED Sec. 505-90	PROPOSED
SIGN TYPE A AREA		28.68 SF
SIGN TYPE B AREA		37.83 SF
TOTAL SIGN AREA:		66.51 SF



WEST ELEVATION

SCALE: 1"= 1/16"

EAST ELEVATION

SCALE: 1"= 1/16"

		REV. #	DATE
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STATE OF FLORIDA · CARMEN T. DIAZ · AR 96290 · REGISTERED ARCHITECT

SHEET No:

A-301

COLOR PALETTE

(A) SHERWIN WILLIAMS SIMPLE WHITE SW-7021

(B) SHERWIN WILLIAMS SEMI-SWEET 4003-2C

(C) CERAMIC WALL TILE WOOD-LOOK.

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM SLIDING GLASS DOOR ASSEMBLY . W/ LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS
03	ALUMINUM WINDOW ASSEMBLY . W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS. PROVIDE SAMPLES TO ARCHITECT FOR REVIEW.
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05	CONCRETE SCORE LINES AT FACADE WALLS
06	42" A.F.F. RAILING ENCLOSURE AT BALCONY & TERRACE
07	42" A.F.F. ROOF PARAPET
08	ACCESSIBLE RAMP 1:12 MAX.
09	ARCHITECTURAL FRAME
10	CONCRETE EYEBROW SLAB
11	METALLIC LOUVERS

NORTH ELEVATION

SCALE: 1"= 1/16"

SOUTH ELEVATION

SCALE: 1"= 1/16"

PROJECT No.:	
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Miami, FL 33155
Ph: (305) 669-5040 Fax: (305) 669-5041
www.caymartdesign.com

ARCH. CARMEN T. DIAZ
LIC # AR 96290
5001 S.W. 74th. COURT
SUITE 100
MIAMI, FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

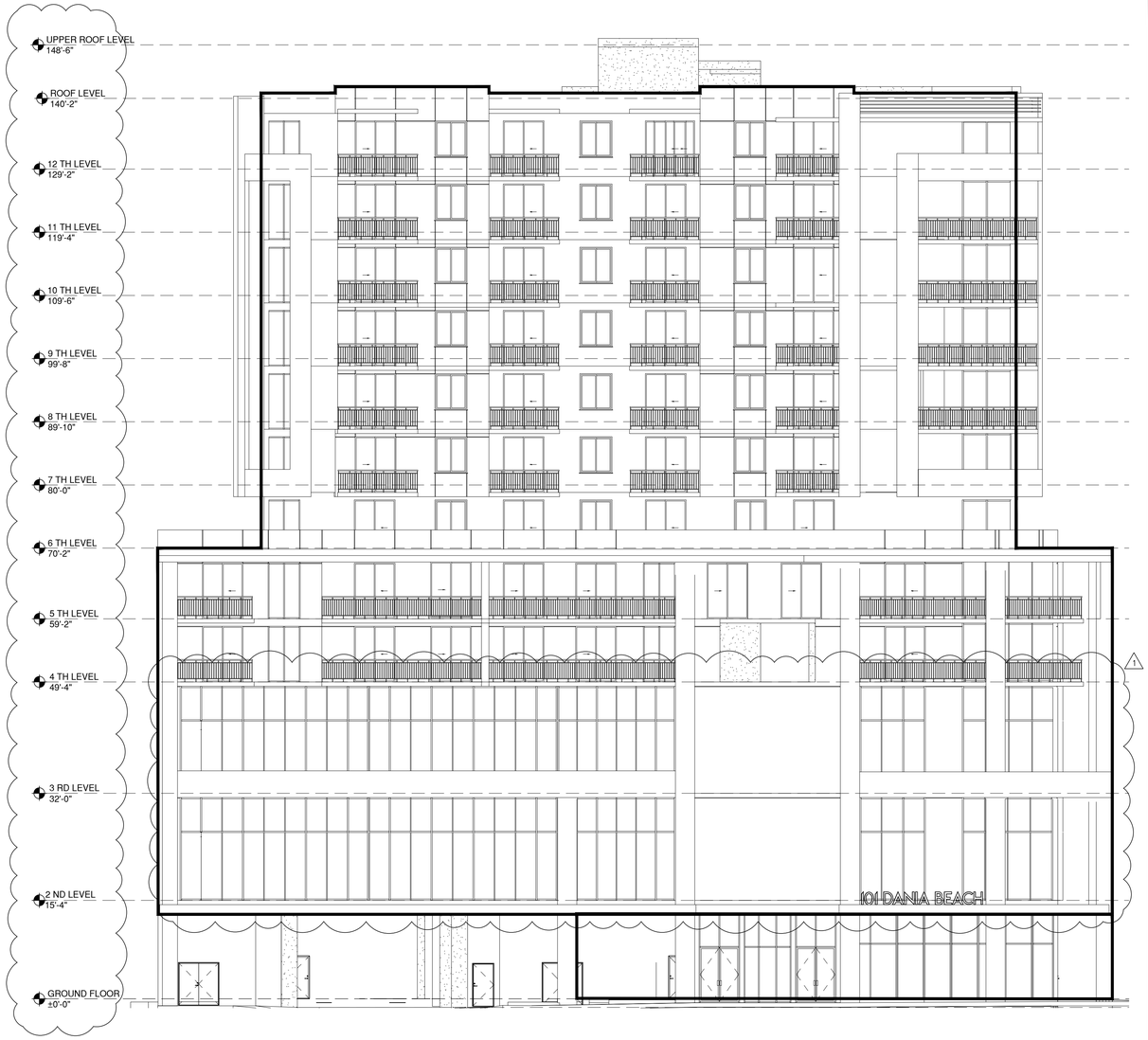
STATE OF FLORIDA CARMEN T DIAZ AR 96290 REGISTERED ARCHITECT

SHEET No:

A-302

EAST ELEVATION

SCALE: 3/32 = 1'-0"



SOUTH ELEVATION

SCALE: 3/32 = 1'-0"

PERCENTAGE OF FENESTRATION GROUND FLOOR			
	BUILDING WALLS FACING STREETS	GLAZING WINDOWS, DOORS AND COLONNADE	PERCENTAGE (>70%)
EAST ELEVATION	1,625 SF	1,225 SF	75%
SOUTH ELEVATION	1,085 SF	760 SF	70%

PERCENTAGE OF FENESTRATION 2ND TO ROOF			
	BUILDING WALLS FACING STREETS	GLAZING WINDOWS, DOORS AND COLONNADE	PERCENTAGE (>30% - <70%)
EAST ELEVATION	16,830 SF	7,340 SF	44%
SOUTH ELEVATION	17,210 SF	7,345 SF	42%

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	01/19/2024 SITE PLAN MODIFICATION
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

CAYMARES MARTIN
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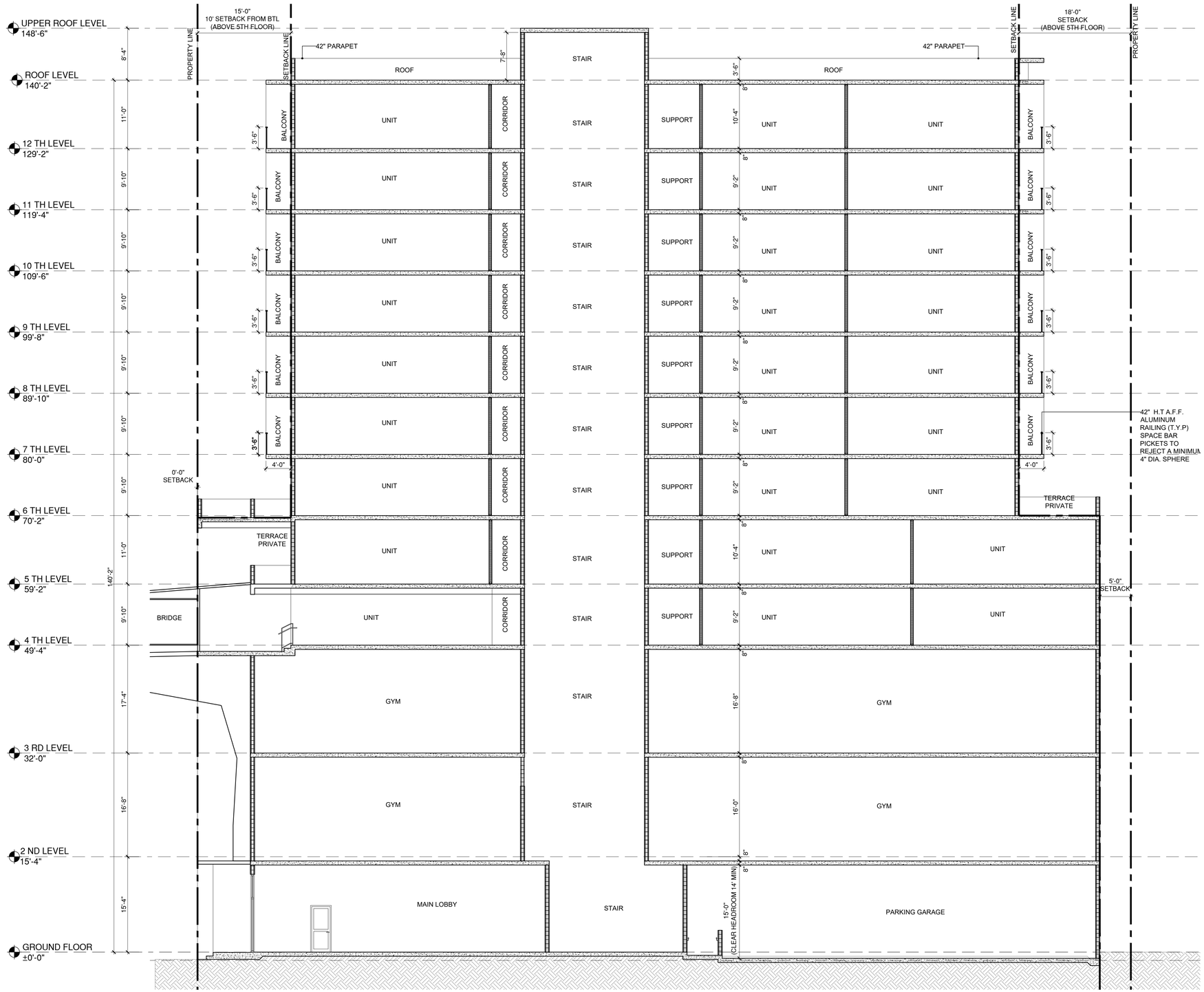
STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-303



SECTION A-A

SCALE: 1/8 = 1'-0"

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

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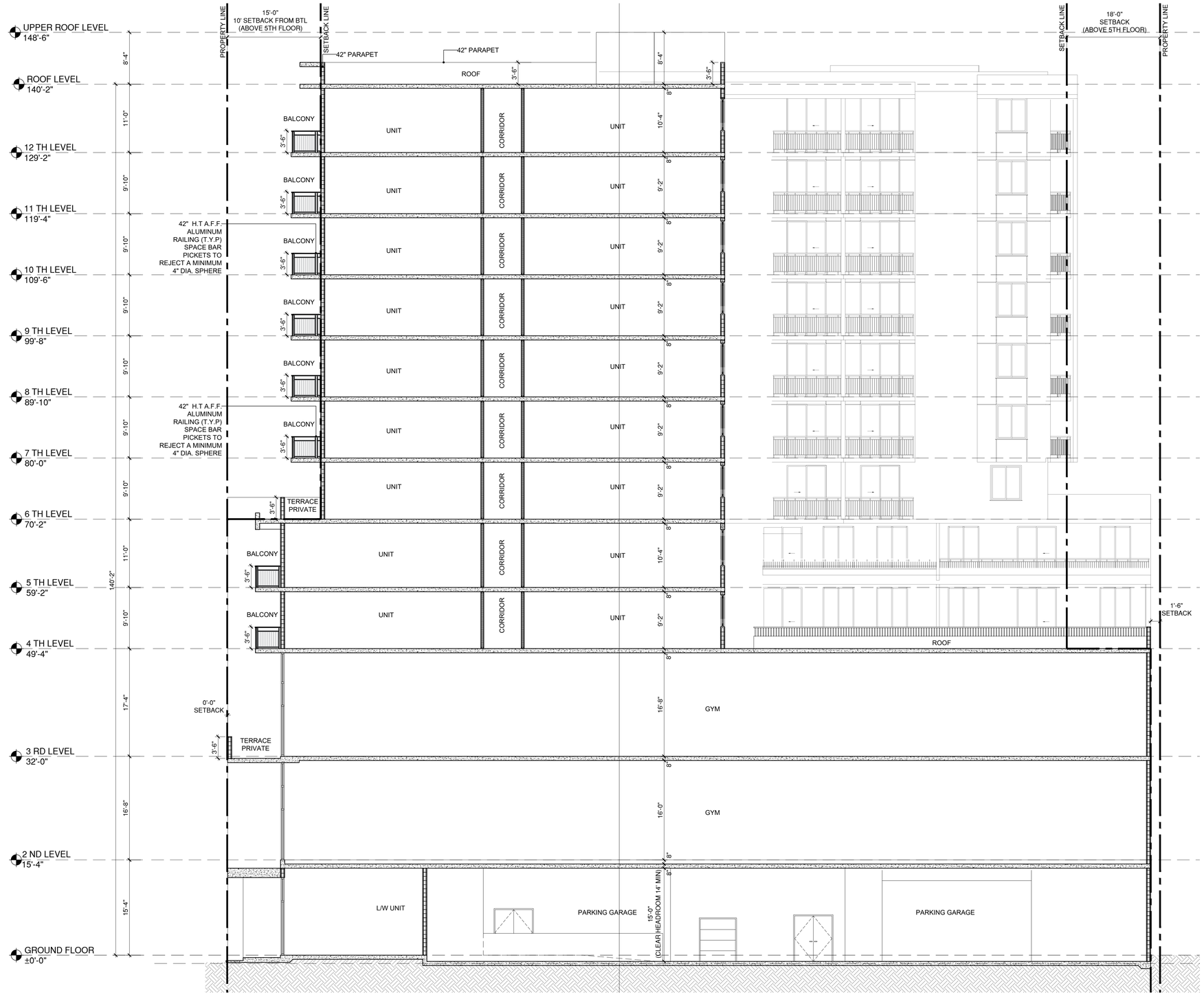
STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-401



SECTION B-B

SCALE: 1/8 = 1'-0"

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

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STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

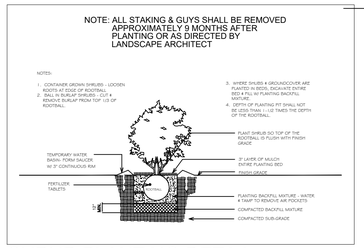
A-402

City of Dania Beach Standard Landscape Plan Notes

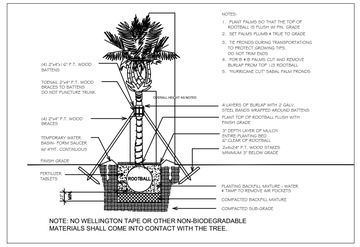
1. A pre-construction meeting with the Dania Beach City Arborist is required prior to landscaping activities including removal of trees and/or installation of plant material. Call 954-924-0423 a minimum of 5 days prior to desired start date to schedule pre-construction meeting.
2. All existing trees proposed to remain are to be separated from the limits of disturbance of the construction area by tree protection fencing and signage. The tree protection fencing shall be located at the edge of the tree protection zone as depicted on the plan or at the edge of the drip-line(s) if a tree protection zone is not designated. No material storage or construction access is permitted within the tree protection zone.
3. All existing trees shall be pruned to ANSI A-300 standards to correct potential hazards.
4. A tree removal permit is required prior to removal or relocation of any tree or palm. Contact the Dania Beach City Arborist at 954-924-6805 to obtain permit information.
5. Landscape contractor shall notify Sunshine One Call of Florida, Inc. at 1-800432-4770 a minimum of 2 full business days prior to digging. Landscape contractor is responsible for avoiding damage to utilities from plant installation.
6. Tree relocations:
a. Existing trees to be relocated shall be root pruned a minimum of 120 days Prior to relocation
b. Minimum root ball sizes shall be in accordance with ANSI standards as follows:

Caliper	Minimum Root Ball Diameter
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 inches per inch of trunk diameter

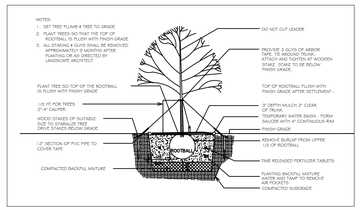
Transplanted trees with undersized root balls may be rejected by the City
Arborist and replacement trees may be required.
c. A temporary irrigation system shall be provided during and for the first 40 days after root pruning.
7. All planting must follow planting specifications and details shown on the plan.
8. Substitutions of plant species or specifications must be approved in writing by the Dania Beach City Arborist prior to use.
9. All plant material planted per this landscape plan shall be Florida Grade #1 or better, as specified in the current edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants. Damaged plant material shall be rejected and replaced prior to installation.
10. All sizes shown for plant material are to be considered minimums.
11. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence
12. All new plant material shall be warranted by the landscape contractor for a minimum period of one year. The warrantee period shall begin after acceptance of the plants by the City Arborist.
13. All plant beds to be treated with pre-emergent herbicide prior to planting.
14. All tree and palm staking and support shall be removed one year after installation.
15. No fertilizer shall be applied to newly planted trees and palms.
16. All landscape material shall be thoroughly watered at the time of planting, no dry planting permitted.
17. Landscape contractor shall be responsible for providing temporary water provisions until such time as the irrigation system is operational.
18. All wire guys and/or fabric straps shall be flagged with florescent colored tape.
19. Mulching:
a. All landscape areas not covered by sod shall be covered by a minimum 3inch layer of mulch.
b. A mulch ring with a minimum radius of 24 inches (48 inch diameter), is required around all newly installed trees and palms.
c. Cypress mulch shall not be used.
20. All new landscaped areas shall be excavated down to a depth of 24 inches below final grade and back filled with clean debris-free soil. Construction access shall be restricted from the landscape area after excavation and backfill is complete.
21. All landscape areas shall be finish graded such that they are a minimum of 3.5 inches below surrounding paved surfaces so as not to impede the flow of drainage into landscaped areas and to allow for a 3-inch mulch layer.



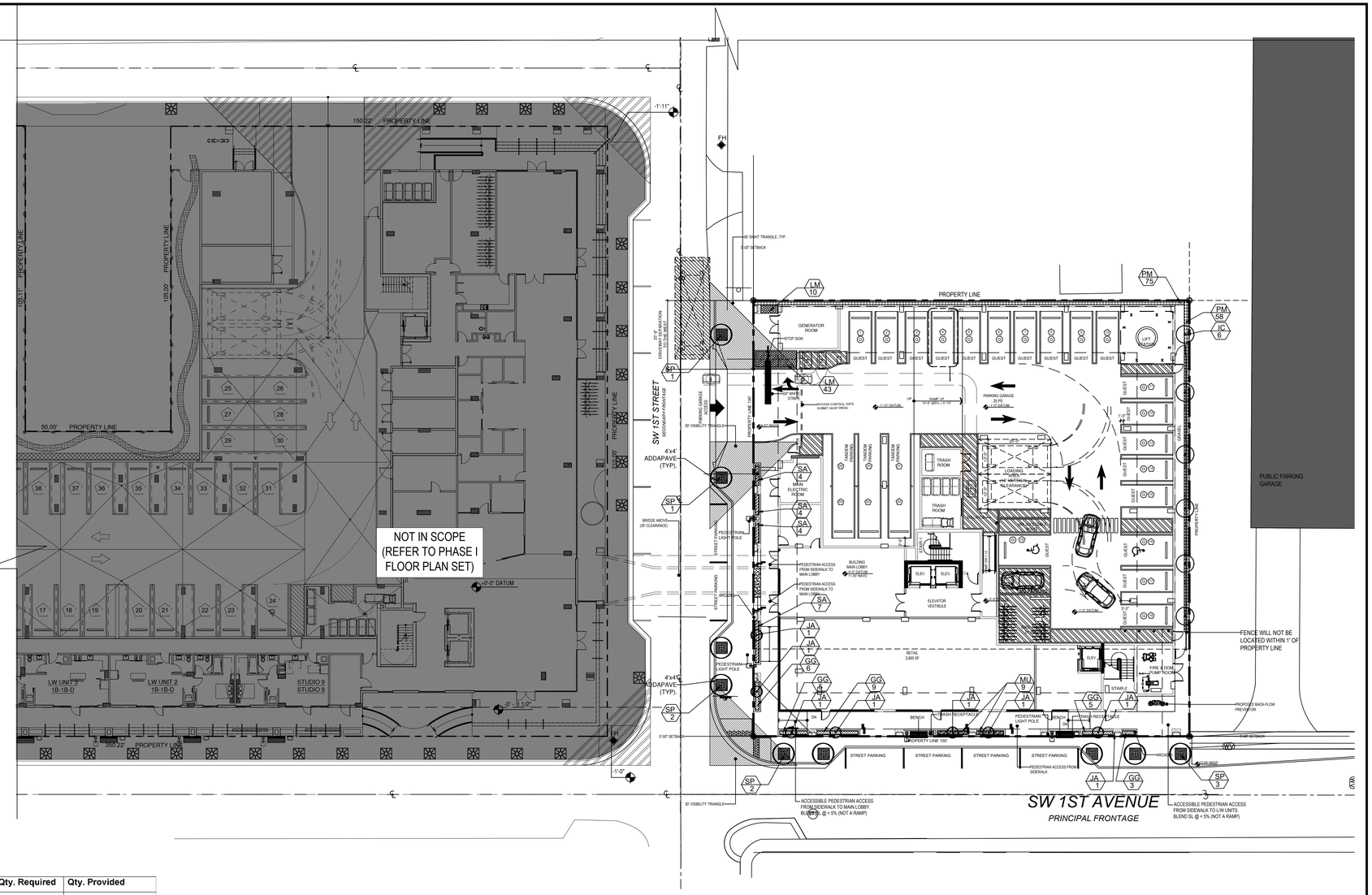
SHRUB PLANTING DETAIL



PALM PLANTING DETAIL



TREE STAKING DETAIL



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Landscape Code Requirements

Land Use: RAC – Regional Activity Center
Zoning: CC- City Center
Gross Site Area = 22,500 sf

Description	Application	Calculation	Qty. Required	Qty. Provided
Sec 307-20 Street Trees				
SW 1 Street	1 tree/ 15 LF	150'/ 15	10	4 sabal palms
SW 1 Avenue	1 tree/ 15 LF	150'/ 15	10	5 sabal palms
Sec 275-110 Landscape Buffer				
West	Buffer adjacent to Residential		NA	NA
Sec 275-110 Landsc PerimeterTrees				
West	1 tree/ 40LF (double row)		NA	NA
Sec 275-90 VUA Buffer Trees	NA			
Sec 275-100 VUA Interior Landscape.	NA			
Sec 275-130 Perimeter Buffer Trees	NA			
Sec 275-140				
Non vehicular open space	10%	.10 (22,500 sf)	2250 sf	4910 sf upper level
Non vehicular open space trees	1 tree/ 2000 sf	2250 sf	2	5
Non vehicular open space shrubs	10/ 2000 sf	2250 sf/ 2000 sf (10)	12	223
Sec 275-60				
Native Trees	50%	10 (.50)	5	6
Native Shrubs	50%	12 (.50)	6	9
Sec 275-190				
Shade/ Canopy Trees	40% min	10 (.40)	4	0
Intermediate Trees	30% min	10 (.30)	3	6
Small Trees	10% max	10 (.10)	1	0
Palms	20% max	10 (.20)	2	4

Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
IC	6	Ilex cassine	Dahoon Holly	12' Ht. x 4' Spr., 2" dbh	Yes	Medium
SP	9	Sabal palmetto	Sabal Palm	22' OA HT	Yes	High
Shrubs/Groundcovers						
PM	133	Podocarpus macrophyllus	Podocarpus	36" x 24", 24" O.C.	No	Medium
LM	43	Liriope muscari 'Evergreen Giant'	Giant Lily Turf	12" x 12", 18" O.C.	No	High
SA	19	Schefflera arboricola 'Trinette'	Variegated Arboricola	24" x 24", 24" O.C.	No	High
GG	22	Galphimia gracilis	Thryallis	24" x 24", 24" O.C.	No	
MU	9	Muhlenbergia capillaris	Muhly Grass	18" x 18", 24" O.C.	Yes	High
JA	6	Jatropha integerrima 'Compacta'	Jatropha	4' Ht, std	No	High
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

		REV. #	DATE
PROJECT No.:		1	
DESIGNED BY:		2	
DRAWN BY:	J.G.	3	
CHECKED BY:	K.M.	4	
ISSUE DATE:	10-20-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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		9	
		10	

101 DANIA BEACH

MIXED USE BUILDING

KIMBERLY MOYER, PLA
LANDSCAPE ARCHITECT
LIC. NO. #LA0000952
k.moyerla@gmail.com
954-592-3695

SHEET No:

L-1

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

1- THIS IS A FULLY SPRINKLERED BUILDING. ALL SPACES, ROOMS, AND AREAS SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM.

2-RESIDENTIAL OCCUPANCIES WITH SPRINKLER SYSTEM (FFPC NFPA 101 CHAPTER 30):

- MAXIMUM TRAVEL DISTANCE ALLOWED = 200'
- MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT = 125'
- MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 50'

3-CORRIDORS SHALL NOT BE LESS THAN 44"

4-ASSEMBLY OCCUPANCIES WITH SPRINKLER SYSTEM (FFPC NFPA 101 CHAPTER 12):

- MAXIMUM DEAD END AT CORRIDORS = 20'-0"
- MAXIMUM TRAVEL DISTANCE ALLOWED = 250'
- MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 20'

FIRE EXTINGUISHER CABINET - SEMI-RECESSED

1 F.E.C. / 3000 SF
PROVIDED 2 PER FLOOR. CMU SEMI-RECESSED INSTALLATION.
RESIDENTIAL AREA - 10 REQUIRED & PROVIDED
POOL DECK AND AMENITIES - (8,560 SF) - 3 REQUIRED & 4 PROVIDED

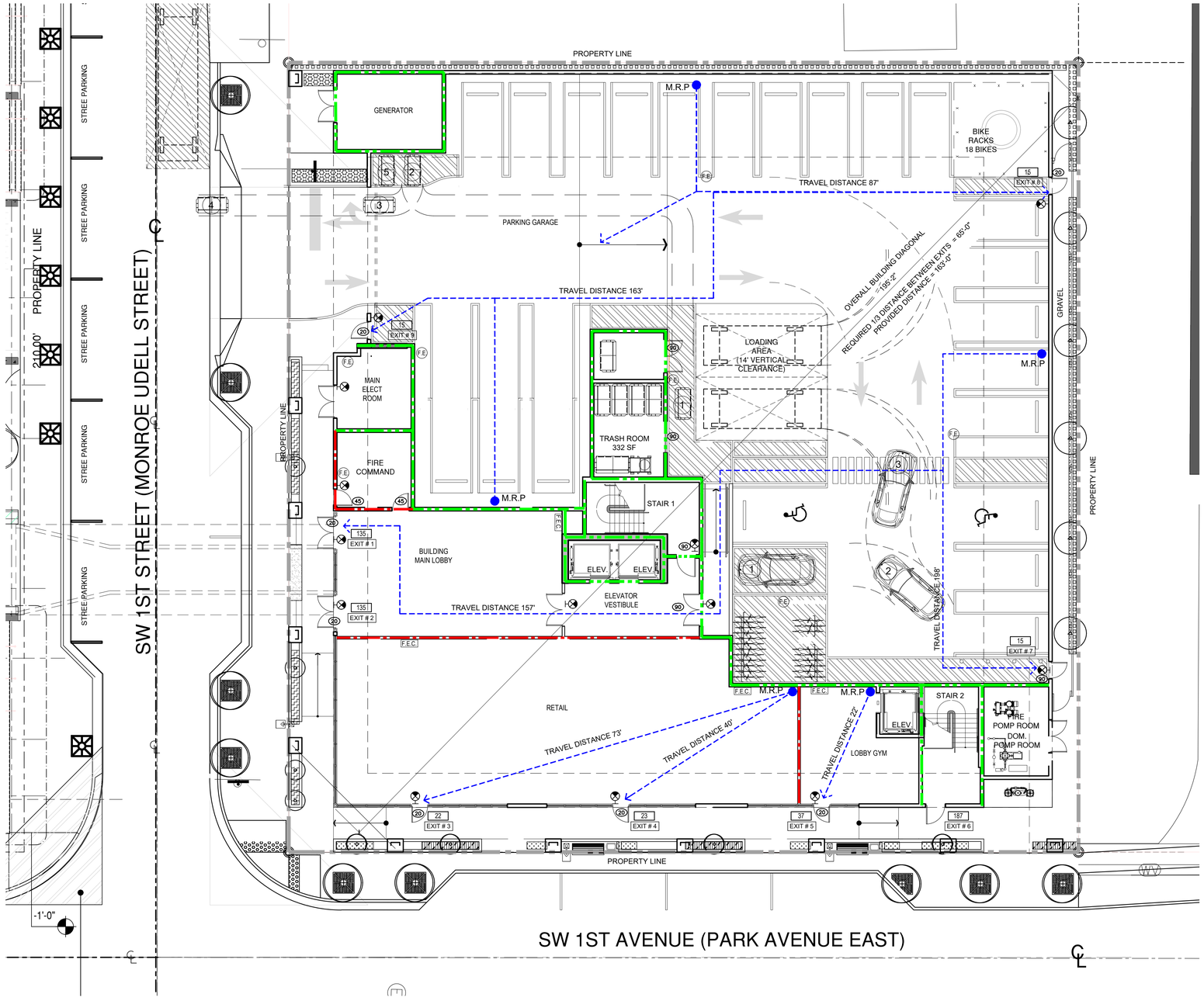
LIFE SAFETY LEGEND:

- EXIT SIGN
- 90 — 90 MINUTE "B" LABEL DOOR WITH CLOSER
- 45 — 45 MINUTE "C" LABEL DOOR WITH CLOSER
- 20 — 20 MINUTE DOOR WITH CLOSER
- F.E.C. / F.E. — F.E.C. SEMIRECESSED CABINET / F.E. WALL MOUNTED
- 1 — OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
MAIN LOBBY	1,020 SF	15	68	1
PARKING GARAGE	11,780 SF	200	59	4
RETAILS	2690 SF	60	45	1
B.O.H	1065 SF	300	1	1
FIRE COMMAND CENTER	42 SF	300	1	1
LOBBY GYM	550 SF	15	37	1
TOTAL NUMBER OF OCC AT GROUND FLOOR			138	9

FIRE EXTINGUISHER CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY GROUND FLOOR PLAN

SCALE: 3/32 = 1'-0"

N

		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

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STATE OF FLORIDA — CARMEN T. DIAZ — AR 96290 — REGISTERED ARCHITECT

SHEET No: LS-01

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

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- MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 50'

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4-ASSEMBLY OCCUPANCIES WITH SPRINKLER SYSTEM (FFPC NFPA 101 CHAPTER 12):

- MAXIMUM DEAD END AT CORRIDORS = 20'-0"
- MAXIMUM TRAVEL DISTANCE ALLOWED = 250'
- MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 20'

FIRE EXTINGUISHER CABINET - SEMI-RECESSED

1 F.E.C. / 3000 SF
PROVIDED 2 PER FLOOR. CMU SEMI-RECESSED INSTALLATION.
RESIDENTIAL AREA - 10 REQUIRED & PROVIDED
POOL DECK AND AMENITIES - (8,560 SF) - 3 REQUIRED & 4 PROVIDED

LIFE SAFETY LEGEND:

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- 45 — 45 MINUTE "C" LABEL DOOR WITH CLOSER
- 20 — 20 MINUTE DOOR WITH CLOSER
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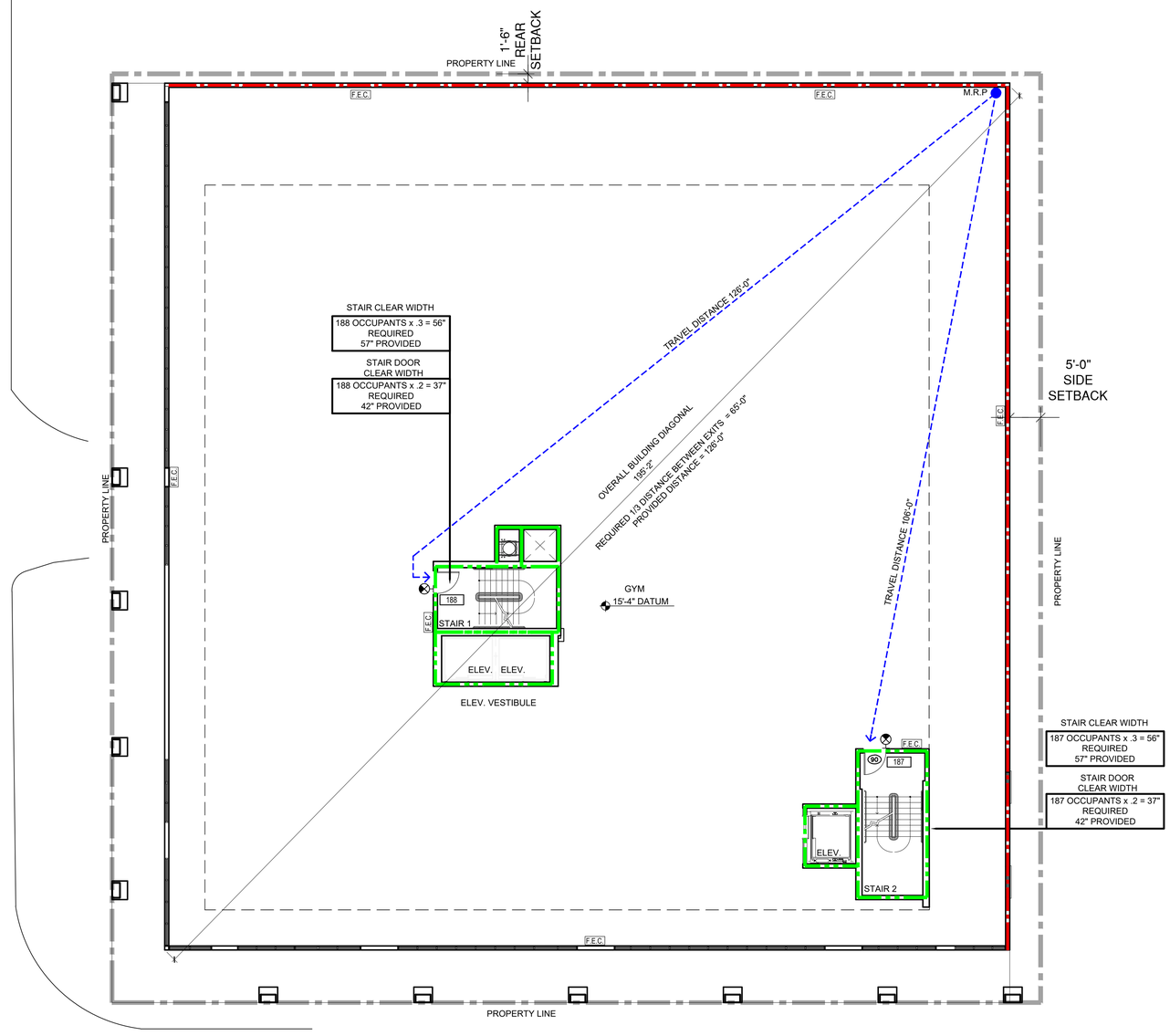
- 1 — OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
GYM	18,740 SF	50	375	6
TOTAL NUMBER OF OCC AT 3RD FLOOR			375	6

FIRE EXTINGUISHER
CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY 2ND FLOOR PLAN

SCALE: 3/32 = 1'-0"

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		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No: 1

LS-02

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

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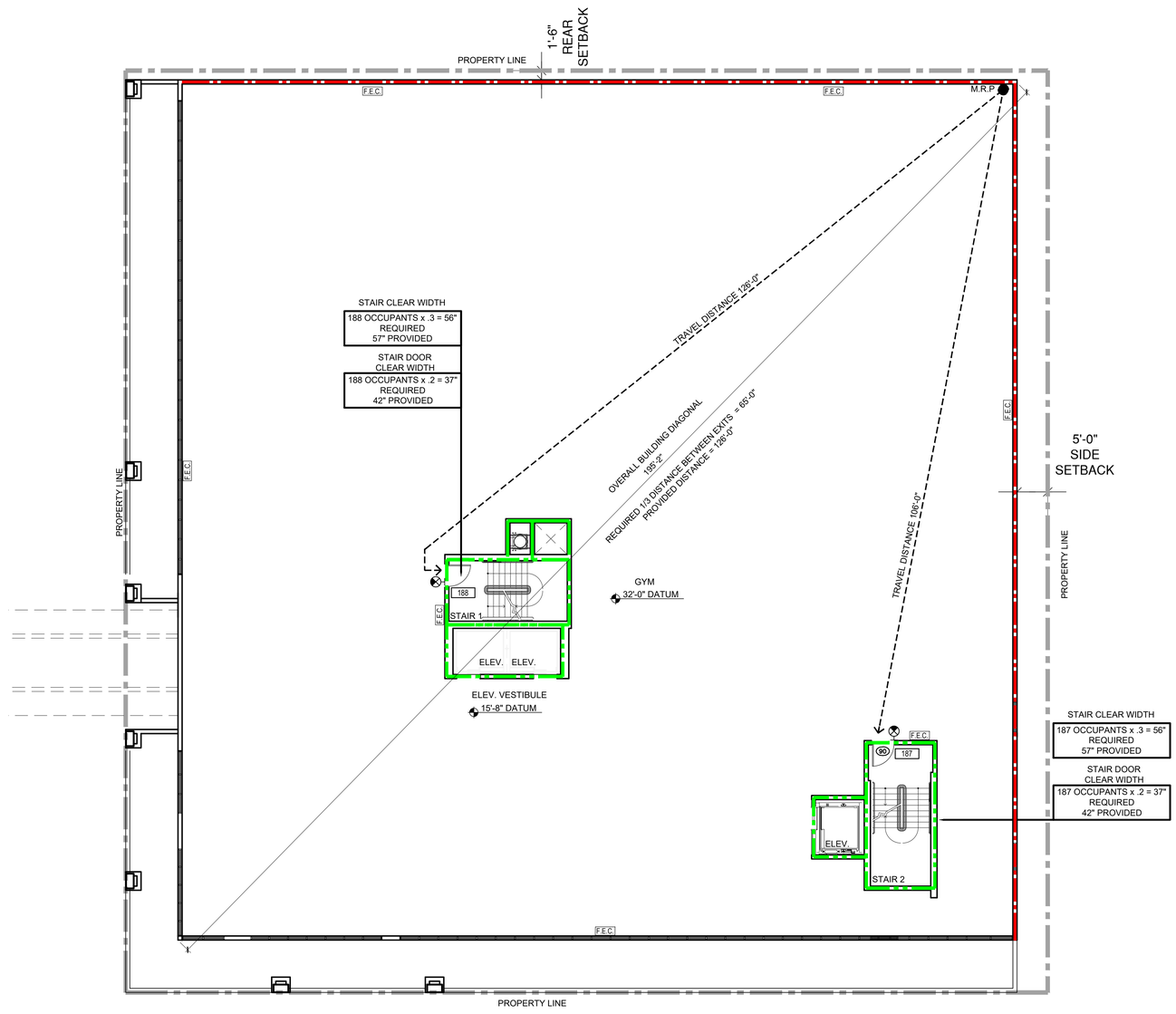
- 1 — OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
GYM	18,740 SF	50	375	6
TOTAL NUMBER OF OCC AT 3RD FLOOR			375	6

FIRE EXTINGUISHER CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY 3RD FLOOR PLAN

SCALE: 3/32 = 1'-0"

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PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
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STATE OF FLORIDA — CARMEN T DIAZ — AR 96290 — REGISTERED ARCHITECT

SHEET No: 1

LS-03

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

1- THIS IS A FULLY SPRINKLERED BUILDING. ALL SPACES, ROOMS, AND AREAS SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM.

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MAXIMUM TRAVEL DISTANCE ALLOWED = 200'
MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT = 125'
MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 50'

3-CORRIDORS SHALL NOT BE LESS THAN 44"

FIRE EXTINGUISHER CABINET - SEMI-RECESSED

1 F.E.C. / 3000 SF
PROVIDED 2 PER FLOOR. CMU SEMI-RECESSED INSTALLATION.
RESIDENTIAL AREA - 10 REQUIRED & PROVIDED
POOL DECK AND AMENITIES - (8,560 SF) - 3 REQUIRED & 4 PROVIDED

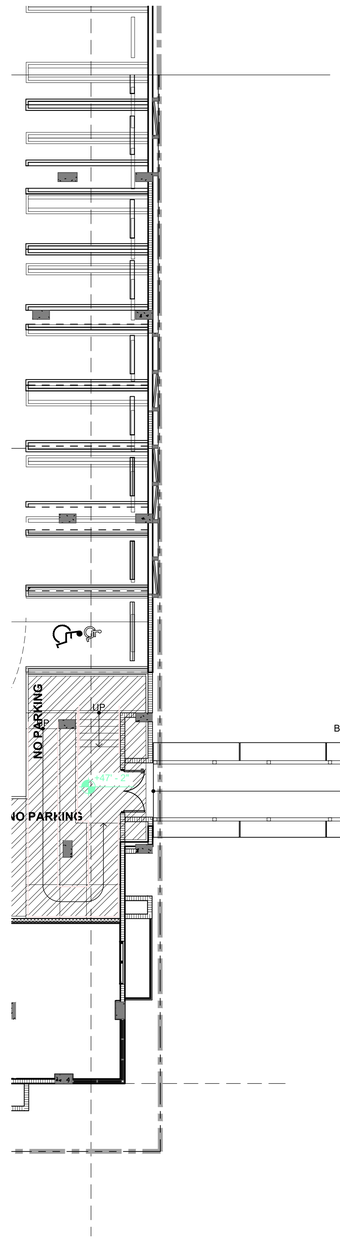
LIFE SAFETY LEGEND:

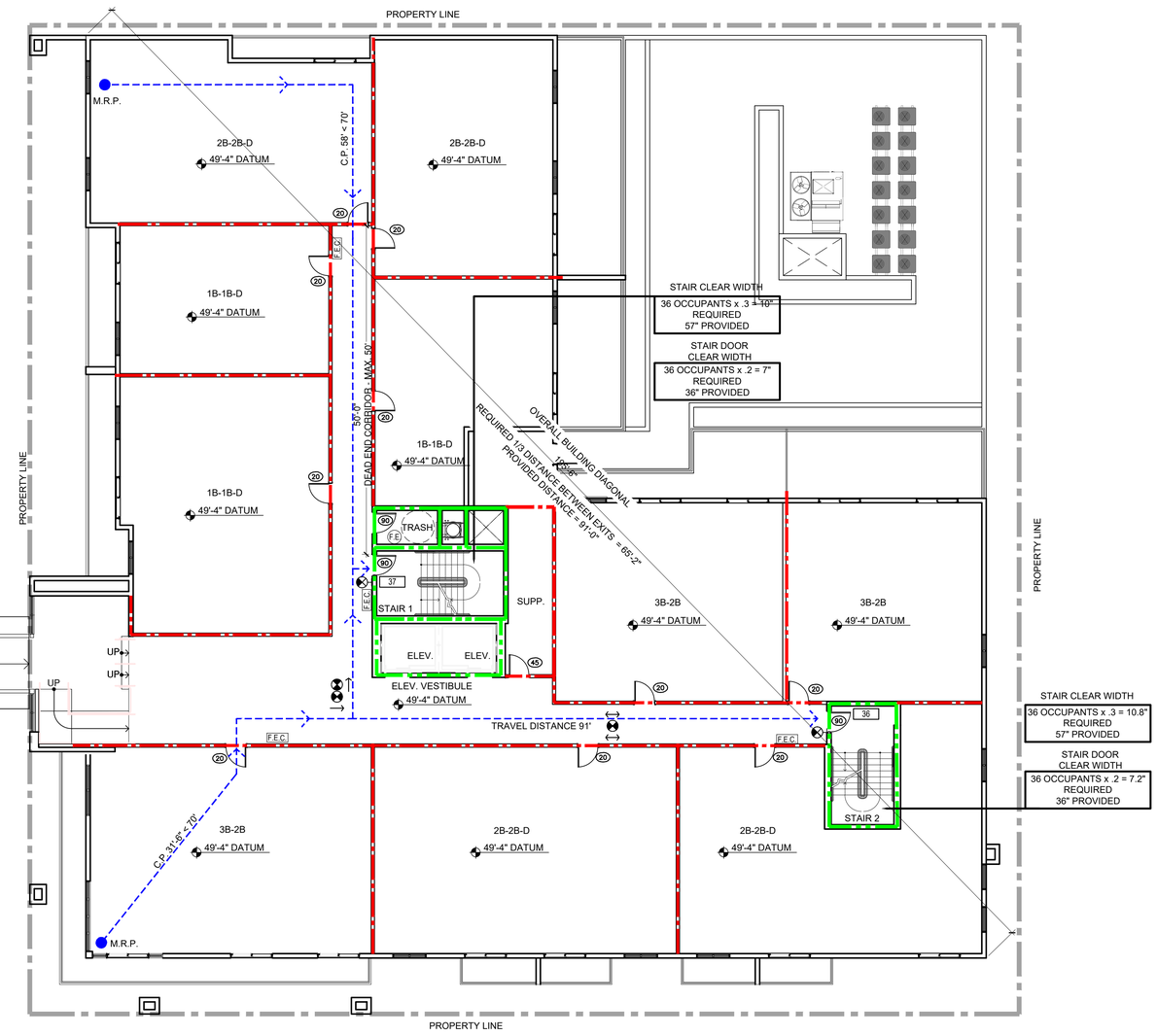
- EXIT SIGN
- 90 — 90 MINUTE "B" LABEL DOOR WITH CLOSER
- 45 — 45 MINUTE "C" LABEL DOOR WITH CLOSER
- 20 — 20 MINUTE DOOR WITH CLOSER
- F.E.C. / F.E. — F.E.C. SEMIRECESSED CABINET / F.E. WALL MOUNTED
- 1 — OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
RESIDENTIAL	13,685 SF	200	69	4
SUPPORT	315 SF	300	2	1
TOTAL NUMBER OF OCC AT GROUND FLOOR			73	5

FIRE EXTINGUISHER
CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF





LIFE SAFETY
4TH FLOOR PLAN

SCALE: 1/16 = 1'-0"

N

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	01/19/2024 SITE PLAN MODIFICATION
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46 SW 1ST AVE. , DANIA BEACH, FL 33004
MIXED USE BUILDING

THE APOLLO COMPANIES

CAYMARES MARTIN
Architectural & Engineering Design
AA 26001552 CA 27136
5001 SW 74th Ct. Ste 100
Miami, FL 33155
Ph: (305) 669-5040 Fax: (305) 669-5041
www.caymartdesign.com

ARCH. CARMEN T. DIAZ
LIC # AR 96290
5001 S.W. 74th. COURT
SUITE 100
MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No: 1

LS-04

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

1- THIS IS A FULLY SPRINKLERED BUILDING. ALL SPACES, ROOMS, AND AREAS SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM.

2-RESIDENTIAL OCCUPANCIES WITH SPRINKLER SYSTEM (FFPC NFPA 101 CHAPTER 30):

MAXIMUM TRAVEL DISTANCE ALLOWED = 200'
MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT = 125'
MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 50'

3-CORRIDORS SHALL NOT BE LESS THAN 44"

FIRE EXTINGUISHER CABINET - SEMI-RECESSED

1 F.E.C. / 3000 SF
PROVIDED 2 PER FLOOR. CMU SEMI-RECESSED INSTALLATION.
RESIDENTIAL AREA - 10 REQUIRED & PROVIDED
POOL DECK AND AMENITIES - (8,560 SF) - 3 REQUIRED & 4 PROVIDED

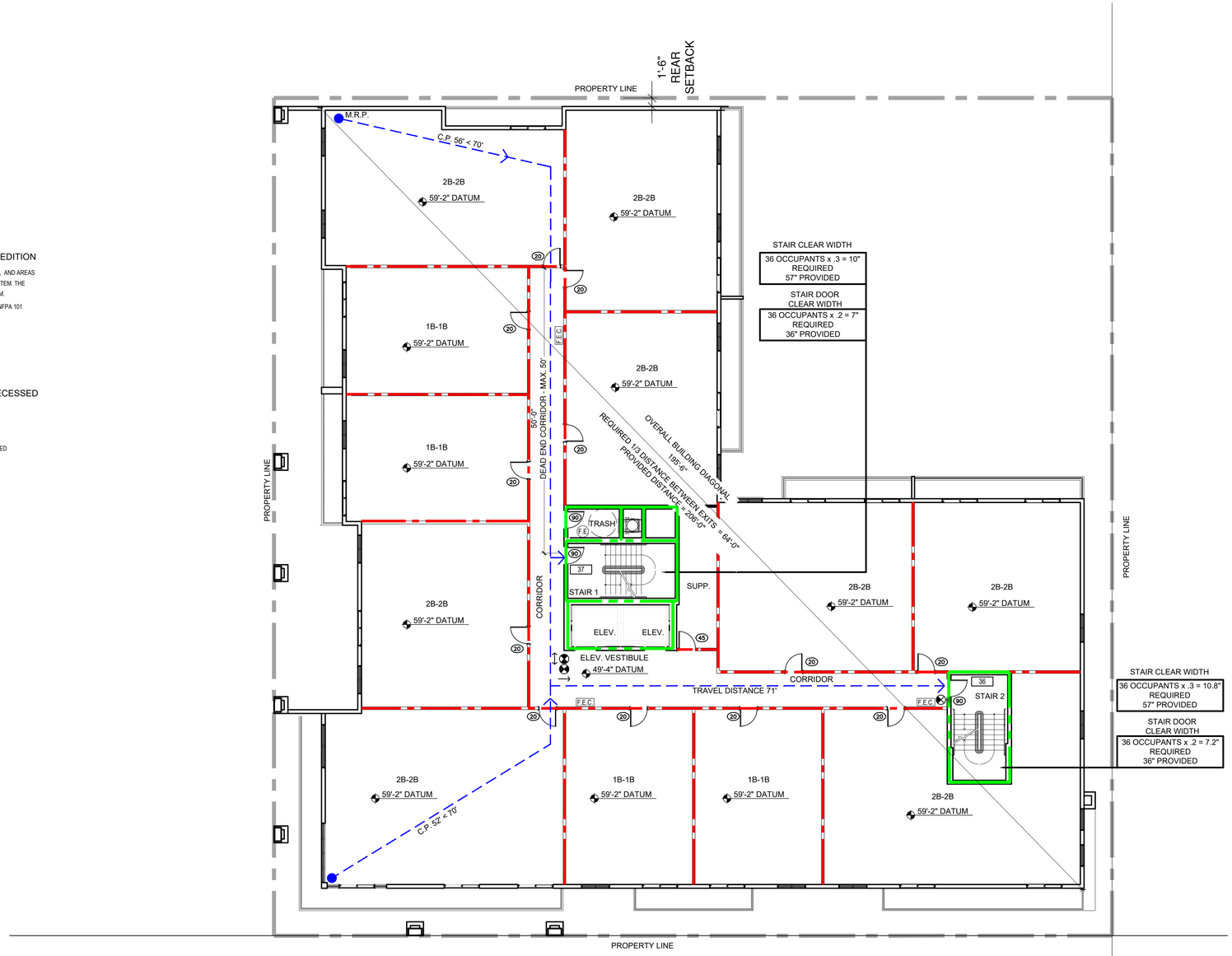
LIFE SAFETY LEGEND:

- EXIT SIGN
- (90) 90 MINUTE "B" LABEL DOOR WITH CLOSER
- (45) 45 MINUTE "C" LABEL DOOR WITH CLOSER
- (20) 20 MINUTE DOOR WITH CLOSER
- F.E.C. (F.E.) F.E.C. SEMIRECESSED CABINET F.E. WALL MOUNTED
- [1] OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
RESIDENTIAL	13,685 SF	200	69	4
SUPPORT	315 SF	300	2	1
TOTAL NUMBER OF OCC AT GROUND FLOOR			73	5

FIRE EXTINGUISHER CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY 5TH FLOOR PLAN

SCALE: 1/16 = 1'-0"

N

		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

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FAX (305) 669-5041

STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No: 1

LS-05

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

1- THIS IS A FULLY SPRINKLERED BUILDING. ALL SPACES, ROOMS, AND AREAS SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM.

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MAXIMUM COMMON PATH OF TRAVEL OUTSIDE UNITS = 50'

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1 F.E.C. / 3000 SF
PROVIDED 2 PER FLOOR. CMU SEMI-RECESSED INSTALLATION.
RESIDENTIAL AREA - 10 REQUIRED & PROVIDED
POOL DECK AND AMENITIES - (8,560 SF) - 3 REQUIRED & 4 PROVIDED

LIFE SAFETY LEGEND:

- EXIT SIGN
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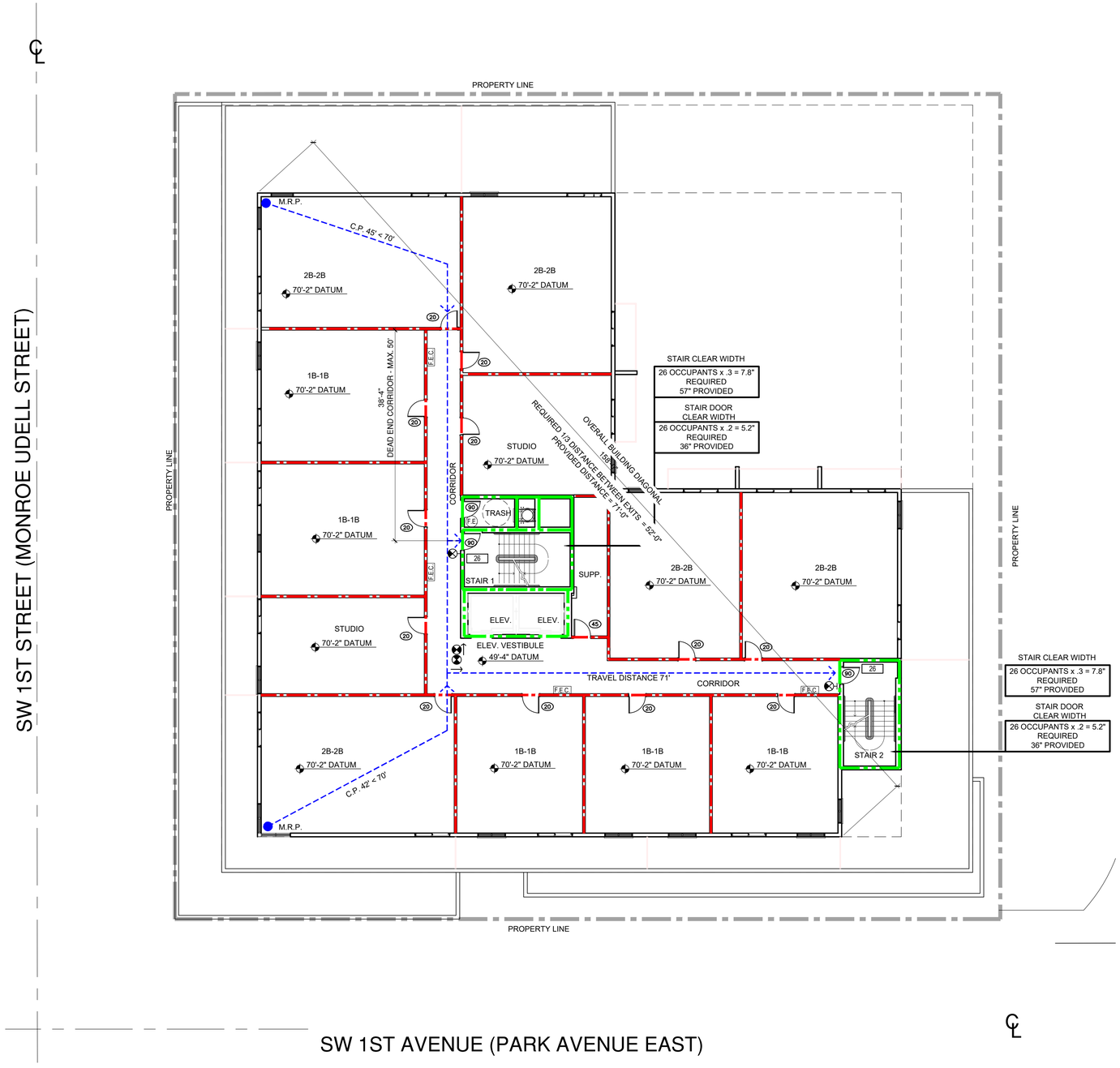
- F.E.C. / F.E. — F.E.C. SEMIRECESSED CABINET / F.E. WALL MOUNTED
- 1 — OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
RESIDENTIAL	10,150 SF	200	51	4
SUPPORT	295 SF	300	1	1
TOTAL NUMBER OF OCC AT GROUND FLOOR			52	5

FIRE EXTINGUISHER CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY 6TH FLOOR PLAN

SCALE: 1/16 = 1'-0"

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		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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		9	
		10	

46 SW 1ST AVE. , DANIA BEACH, FL 33004

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STATE OF FLORIDA
CARMEN T DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No: 1

LS-06

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

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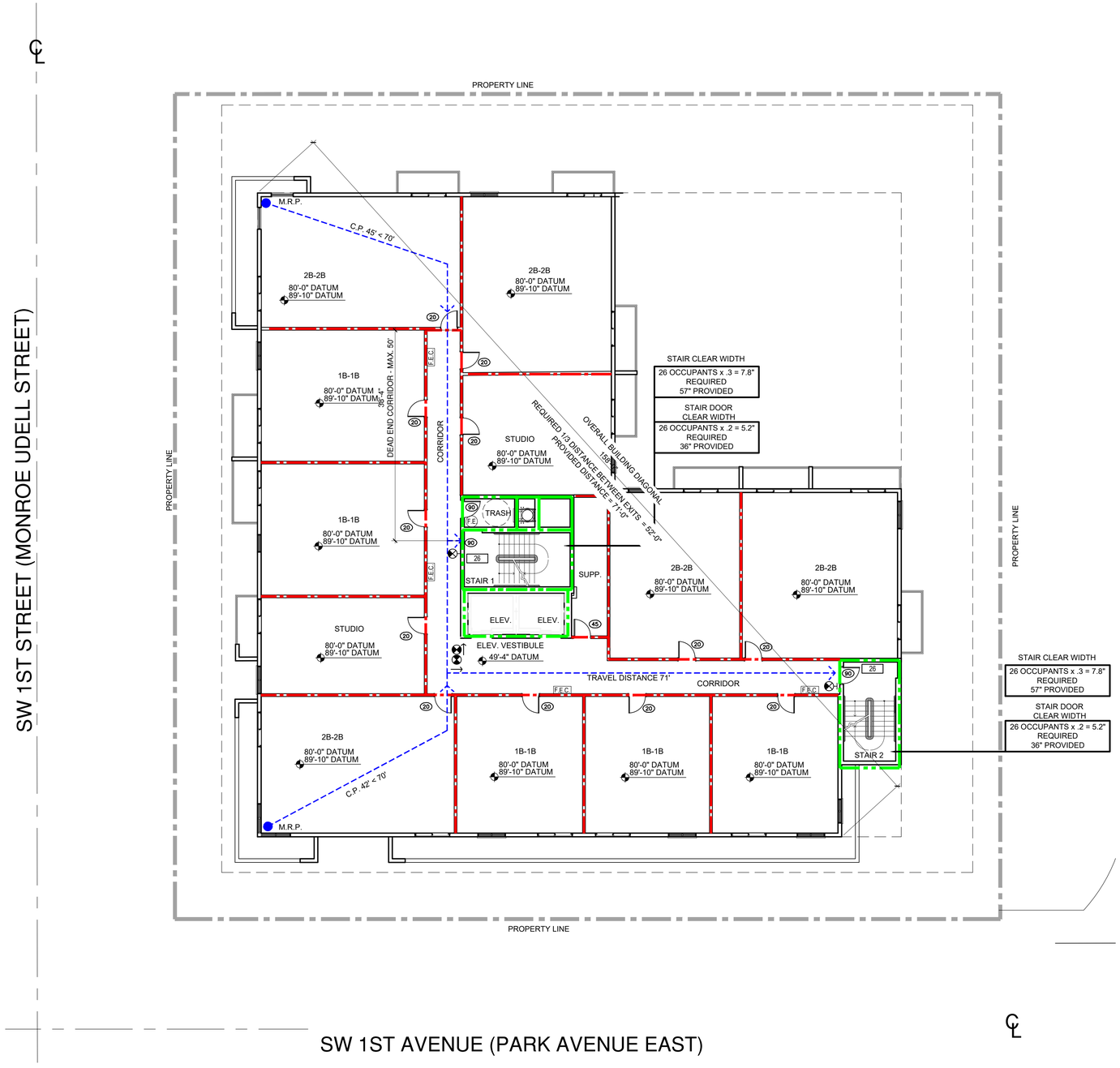
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
RESIDENTIAL	10,150 SF	200	51	4
SUPPORT	295 SF	300	1	1
TOTAL NUMBER OF OCC AT GROUND FLOOR			52	5

FIRE EXTINGUISHER CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY 7TH & 8TH FLOOR PLAN

SCALE: 1/16 = 1'-0"

N

		REV. #	DATE
PROJECT No.:		1	01/19/2024 SITE PLAN MODIFICATION
DESIGNED BY:	O.M.	2	
DRAWN BY:		3	
CHECKED BY:	O.M.	4	
ISSUE DATE:	04-08-2022	5	
DRAWING SCALE:	AS SHOWN	6	
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46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

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LIC # AR 96290
5001 S.W. 74th. COURT
SUITE 100
MIAMI, FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA — CARMEN T. DIAZ — AR 96290 — REGISTERED ARCHITECT

SHEET No: 1

LS-07

LIFESAFETY NOTES (AS PER FFPC 7TH EDITION

1- THIS IS A FULLY SPRINKLERED BUILDING. ALL SPACES, ROOMS, AND AREAS SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE BUILDING IS EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM.

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1 F.E.C. / 3000 SF
PROVIDED 2 PER FLOOR. CMU SEMI-RECESSED INSTALLATION.
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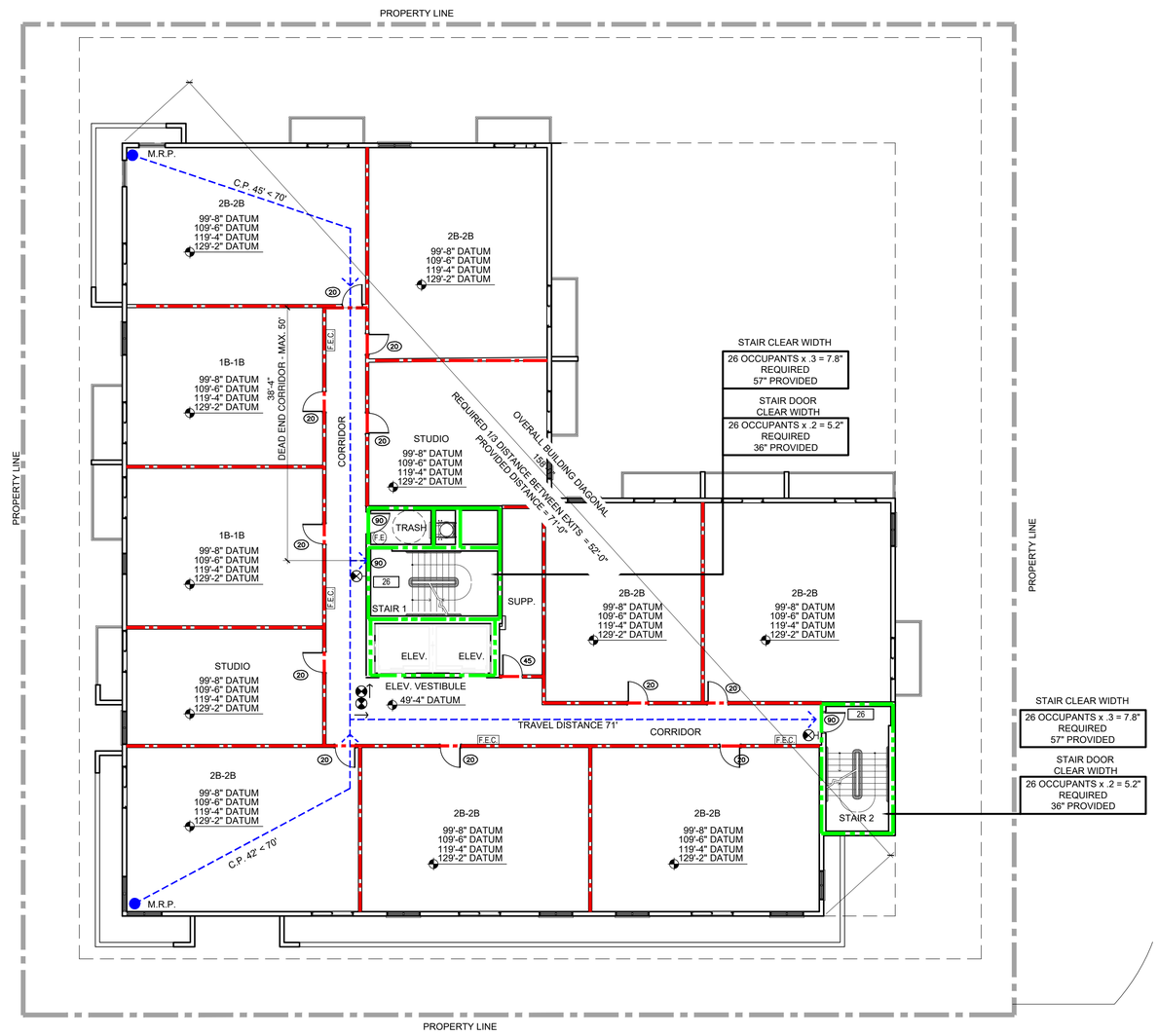
- F.E.C. / F.E. — F.E.C. SEMIRECESSED CABINET; F.E. WALL MOUNTED
- 1 — OCCUPANCY NUMBER
- TRAVEL DISTANCE COMMON PATH
- ONE HOUR FIRE RATING
- TWO HOUR FIRE RATING

NUMBER OF OCCUPANTS

AREA / ROOM	SQ. FT.	FACTOR	OCC	F.E.
RESIDENTIAL	10,150 SF	200	51	4
SUPPORT	295 SF	300	1	1
TOTAL NUMBER OF OCC AT GROUND FLOOR			52	5

FIRE EXTINGUISHER CABINET - SEMI-RECESSED
1 F.E.C. / 3000 SF



LIFE SAFETY
9TH - 12TH FLOOR PLAN

SCALE: 1/16 = 1'-0"

N

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	01/19/2024 SITE PLAN MODIFICATION
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46 SW 1ST AVE. , DANIA BEACH, FL 33004
MIXED USE BUILDING

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STATE OF FLORIDA · CARMEN T DIAZ · AR 96290 · REGISTERED ARCHITECT

SHEET No: 1

LS-06

KBP CONSULTING, INC.

May 14, 2024

Ms. Corinne Lajoie, AICP
Assistant Director
Planning & Zoning Division
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

Re: 101 Dania Beach – Phase 2
Parking Analysis

Dear Corinne:

As requested by the Applicant, KBP Consulting, Inc. has prepared a parking analysis associated with the proposed development of a mixed-use building (residential, health / fitness club and retail) to be located in the northwest quadrant of the intersection at SW 1st Street and SW 1st Avenue in Dania Beach, Broward County, Florida. A project location map is presented in Attachment A to this memorandum.

The subject site is proposed to be redeveloped with a twelve-story mixed-use building with 102 dwelling units (20 studio units, 29 one-bedroom units, 49 two-bedroom units, and 4 three-bedroom units), a 36,510 square feet health / fitness club and 2,600 square feet of retail space. The proposed parking supply will be 132 parking spaces consisting of 24 parking spaces on the ground floor of the proposed building, 6 on-street parking spaces, and 102 parking spaces on the 5th floor of the Phase 1 building of the 101 Dania Beach development (to be located directly across SW 1st Street from the Phase 2 building). As with the Phase 1 building, it is important to note that the design of the 101 Dania Beach – Phase 2 development promotes the use of the multiple amenities, co-working offices and self-contained areas that are included to reduce the actual parking demand. Attachment B contains the preliminary site plan and zoning analysis for this project. This parking analysis addresses the adequacy of the proposed parking supply.

ALTERNATE PARKING STANDARDS ANALYSIS

Based upon the City of Dania Beach Code of Ordinances (Sec. 265-50) the proposed development (within a CRA Form-Based District) is required to provide 300 parking spaces in accordance with the following criteria:

- Residential: 20 studio units x 1.00 parking space / unit = 20.00 parking spaces
  29 one-bedroom units x 1.25 parking spaces / unit = 36.25 parking spaces
  49 two-bedroom units x 1.75 parking spaces / unit = 85.75 parking spaces
  4 three-bedroom units x 1.75 parking spaces / unit = 7.00 parking spaces
- Guest Parking: 102 dwelling units x 1 parking space / 5 dwelling units = 20.40 parking spaces
- Health Club: 36,510 square feet x 1 parking space / 300 square feet = 121.70 parking spaces
- Retail Space: 2,600 square feet x 1 parking space / 300 square feet = 8.67 parking spaces
- **Total Number of Parking Spaces Required per City Code = 299.77, or 300**

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

As mentioned previously, the proposed plan provides for 132 parking spaces. The purpose of this parking analysis is to assess the adequacy of the proposed parking supply in view of the shortfall with respect to the City's Code of Ordinances. This parking analysis has been prepared pursuant to City's Land Development Code Sec. 265-60 entitled "Alternate Parking Standards".

Access to Alternative Modes of Transportation

Bus service in this area is provided by Broward County Transit via Routes 1, 4 and 16.

- Route 1 provides service along US 1 / S. Federal Highway which is approximately 200 feet to the east of the 101 Dania Beach – Phase 2 site. This route provides regular service seven (7) days per week between the Aventura Mall and the Broward Central Terminal with key stops at Young Circle and the Fort Lauderdale-Hollywood International Airport.

- Route 4 provides service between Hallandale Beach, Hollywood, and Dania Beach with bus stops on Dania Beach Boulevard (approximately 450 feet to the north of the subject site) and on NW 1st Street (approximately 1,100 feet north of the subject site).

- Route 16 provides regular service between Dania Beach City Hall and Pembroke Pines.

The availability of this transit service and the proximity to the site offers an attractive transportation mobility option for residents thereby reducing the potential vehicular parking demand for the 101 Dania Beach – Phase 2 project. In addition, the City of Dania Beach has several current transit improvements in progress including:

- Modification of the Community Bus Service to enhance connectivity
- A free shuttle to improve access to the beach and other points of interest
- NW 1st Street Improvement Project which will include enhanced crosswalks and bike lanes
- Complete Streets project by FDOT on SW 40th Avenue between Sheridan Street and Griffin Road to include bike lanes

ITE Parking Analysis

A parking analysis has been conducted for the residential component of this project in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) *Parking Generation Manual (6th Edition)*. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country. The applicable residential land use for the 101 Dania Beach – Phase 2 project is #222 – Multifamily Housing (High-Rise). The average and 85th percentile peak period parking demand rates for this land use are as follows:

- **Land Use #222 – Multifamily Housing (High-Rise) in a General Urban / Suburban Setting**
    - Weekday (Mon – Fri): 1.02 parked vehicles per dwelling unit (average)
    - Weekday (Mon – Fri): 1.19 parked vehicles per dwelling unit (85th Percentile)

The supporting data from the referenced ITE manual is included as Attachment C to this memorandum. Based upon these parking generation rates, the anticipated parking demands for the residential component of the 101 Dania Beach – Phase 2 project are presented in Table 1 below.

Table 1
101 Dania Beach - Phase 2
Parking Generation Analysis
Dania Beach, Florida

Land Use	Size	Projected Peak Parking Demand	
		Average Rate	85th Percentile Rate
Proposed			
Multi-Family Housing (High-Rise)	102 Dwelling Units	104.04	121.38

Compiled by: KBP Consulting, Inc. (May 2024).
Source: ITE Parking Generation Manual (6th Edition).

Based upon the foregoing analysis conducted in accordance with parking data published by the ITE, the peak parking demand for the residential component of the 101 Dania Beach – Phase 2 development is projected to be between 104 and 122 parking spaces which is considerably less than the 170 parking spaces required per City Code.

Parking Analysis by Land Use

The parking requirements for each proposed land use have been analyzed in accordance with the proposed parking supply and parking location and the results are as follows:

- **Residential:** Based upon the foregoing ITE parking analysis, the proposed residential use will require approximately 122 parking spaces. As noted previously, 102 parking spaces will be available for the Phase 2 development on the 5th floor of the 101 Dania Beach – Phase 1 development across the street. It is proposed that these parking spaces be utilized by the residents of Phase 2. The remaining 20 parking spaces for the residential use will be provided on the ground floor of the Phase 2 building.

- **Retail:** According to the City Code, the 2,600 square foot retail space will require approximately 9 parking spaces. Four (4) of these parking spaces will be provided on the ground floor of the Phase 2 building and the remaining 5 parking spaces will be provided via the proposed on-street parking (of which there will be 6 parking spaces).

- **Health / Fitness Club:** Per City Code, the health / fitness club has a parking requirement of approximately 122 parking spaces. However, the proposed operator of the health / fitness club has requested access to 250 non-exclusive parking spaces.[1] Accordingly, the applicant proposes to lease 250 non-exclusive parking spaces within the adjacent City of Dania Beach parking garage.

[1] The parking agreement and elaboration of the term "non-exclusive" parking spaces is presented in Attachment D.

Conclusions

As a result of the City Code and the ITE parking analyses for the proposed development, it is apparent that the proposed parking supply of 132 parking spaces for the 101 Dania Beach – Phase 2 property (consisting of 24 onsite parking spaces, 6 on-street parking spaces, and 102 parking spaces within the Phase 1 parking garage), and the leasing of 250 non-exclusive parking spaces within the adjacent City parking garage will be adequate to meet the anticipated peak parking demand for each of the three uses (residential, retail, and health / fitness club) within the 101 Dania Beach – Phase 2 development.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

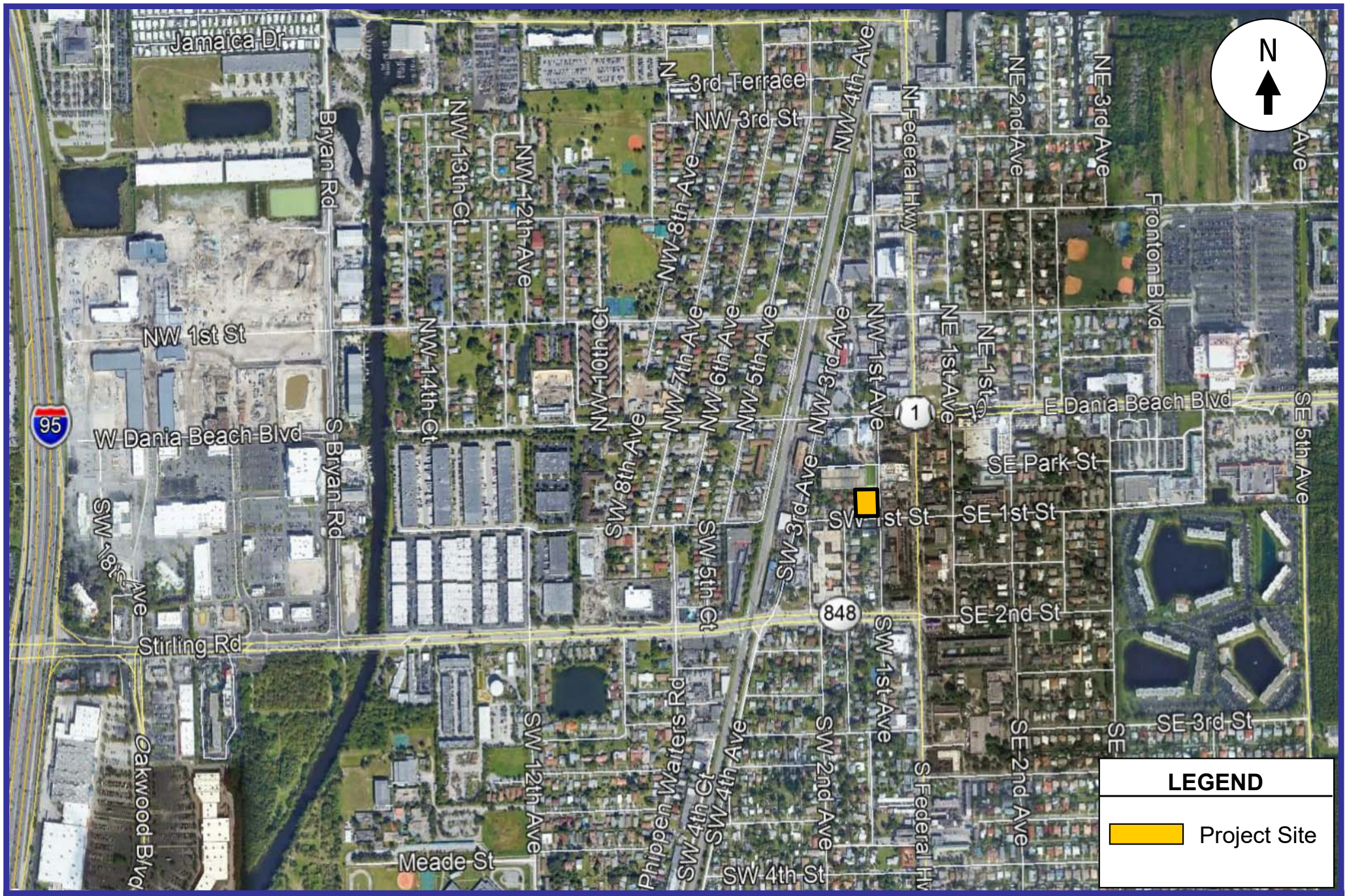
KBP CONSULTING, INC.

Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

101 Dania Beach – Phase 2

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
101 Dania Beach – Phase 2
Dania Beach, Florida

Attachment B

101 Dania Beach – Phase 2

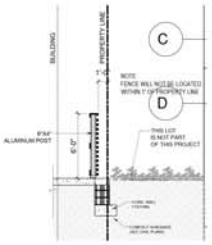
Preliminary Site Plan & Zoning Analysis

LEGAL DESCRIPTION:

- ADDRESS: 46 SW 1ST AVENUE, DANIA BEACH, FL. 33004

LOT 17, 18 AND 19, BLOCK 21, TOWN OF MODELO, NOW KNOWN AS THE TOWN OF DANIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LOCATION MAP
N.T.S.



ALUMINUM FENCE DETAIL
SCALE: 3/16 = 1'-0"

NOTE ON LEVELS:

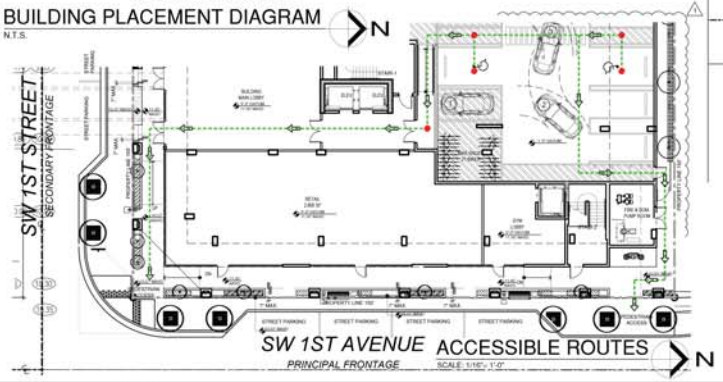
UNLESS SPECIFIED, LEVELS ARE SHOWN D.A.T.U.M.

± 0'-0" D.A.T.U.M. = 11.50' N.A.V.D.

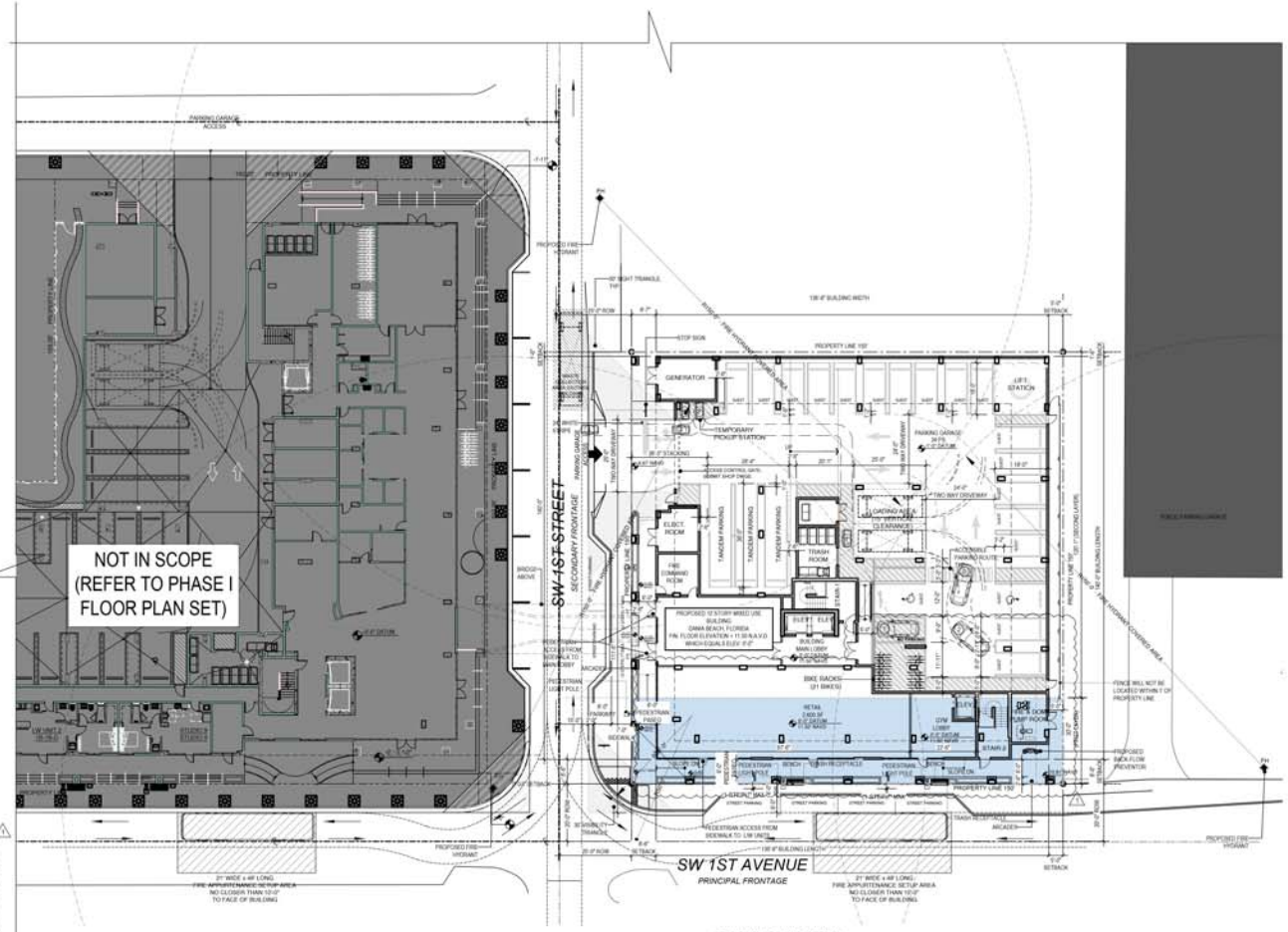
BUILDING PLACEMENT CALCULATION

1ST ST. FRONTAGE	
86'-10"	(58%)
15'-8"	(10.4%)
102'-6"	68.4% OF 150'-0"(100%)
1ST AVE. FRONTAGE	
132'-2"	(88%) OF 150'-0"(100%)

BUILDING PLACEMENT DIAGRAM
N.T.S.



ACCESSIBLE ROUTES
SCALE: 1/16" = 1'-0"



IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM

NEW BUILDINGS SHALL COMPLY WITH "IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM" IN ACCORDANCE WITH FFPC 1.11.10.

THIS BUILDING IS EQUIPED WITH A ROOM, 2-HR. FIRE PROTECTED WITH EMERGENCY POWER & AIR CONDITIONING FOR EQUIPMENT INSTALLATION AT TOP LEVEL (ROOF) AND A 2-HOUR FIRE RATED VERTICAL SHAFT ALL THE WAY DOWN TO GROUND LEVEL WITH ACCESS PANEL AT EVERY LEVEL FOR FUTURE USE.

THE PROPOSED BUILDING DESIGN WILL PROVIDE 99% FLOOR AREA RADIO COVERAGE IN CRITICAL AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.1 AND 90% FLOOR AREA RADIO COVERAGE IN GENERAL BUILDINGS AREAS AS DESCRIBED IN NFPA 72 - 24.5.2.2.2" OR A TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL BE INSTALLED AS REQUIRED BY FLORIDA FIRE PREVENTION CODE (SEVENTH EDITION) NFPA 1, 11.10.

PROFESSIONAL ENGINEER IN RADIO COVERAGE AND RADIO ENHANCEMENTS SYSTEMS WILL PROVIDE SEPARATE PERMIT WITH THE REQUIRED RADIO SIGNAL LEVEL TESTING GRID FOR EACH FLOOR LEVEL THAT CONTAINS A GRID AS DESCRIBED IN NFPA 72 A.14.4.12.1.3 FOR THE NECESSARY TESTING THAT WILL BE REQUIRED PRIOR TO ISSUANCE OF A C.O. OR FOR THE TWO WAY COMMUNICATION ENHANCEMENT SYSTEM

ACCESSIBLE ROUTES AND CHANGES IN ELEVATION

BUILDING ENTRANCES AND WALKING SURFACES IN MEANS OF EGRESS SHALL BE ON AN ACCESSIBLE ROUTE WITH CHANGES IN ELEVATION NOT EXCEEDING 1/4". CHANGES IN ELEVATION GREATER THAN 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2 AS PER FFPC 101.7.1.6.2

THE SLOPE OF A WALKING SURFACE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 20. UNLESS THE RAMP REQUIREMENTS ARE MET AS PER FFPC 101.7.1.6.3

THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1 IN 48 AS PER FFPC 101.7.1.6.3

ALL ACCESSIBLE MEANS OF EGRESS REQUIRE A HARD SURFACE THAT IS MINIMUM OF 36" WIDE OR 44" IF THE OCCUPANT LOAD IS GREATER THAN 50 PERSONS.

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

FIRE PUMP:

STANDARD INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION SHALL BE IN COMPLIANCE WITH NFPA 20 LATEST EDITION

FIRE PUMP F.F.E. IS IN COMPLIANCE WITH REQUIREMENT TO BE ABOVE THE 100 YEAR FLOOR LEVEL

DESIGN DEVIATIONS

- PER SEC. 311-20: "SHOPFRONT STORE ENTRANCES SHOULD BE RECESSED, NOT FLUSH, WITH THE EDGE OF THE BUILDING FAÇADE, TO PROVIDE SHELTER FOR PERSONS ENTERING AND EXITING, TO ARTICULATE THE FAÇADE, AND TO PROVIDE MAXIMUM WINDOW DISPLAY AREA AT THE ENTRANCE (THE RECESS ALLOWS THE ANGLING OF THE SHOP WINDOWS AT A FORTY-FIVE-DEGREE ANGLE FROM THE FAÇADE TO THE ENTRY)." LIVE-WORK ENTRANCES AND THE FRONTAGE TYPE PROPOSED WILL BE IN UNIFORM FROM THE DESIGN CONCEPT APPROVED ON PHASE I OF THE PROJECT.
- PER SEC. 311-20-E-4. GALLERY ROOF DOES NOT EXTEND TO WITHIN 3' OF CURB DUE TO EXISTING ROW DESIGN. FRONTAGE DESIGN AND THE MODIFIED GALLERY ROOF PROPOSED AS A CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITEPLAN.
- PER SEC. 303-40.L. SETBACK ON FRONT STREET FOR SHOPFRONT FRONTAGE IS 0'-5'. FIRST THREE LEVELS MUST BE ON BUILD TO LINE PER SEC. 303-30.A.2. SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 303-40.L. SETBACK ON SOUTH STREET FOR SHOPFRONT FRONTAGE IS 0'-5'. FIRST THREE LEVELS MUST BE ON BUILD TO LINE PER SEC. 303-30.A.2. SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON THE SITE PLAN.
- PER SEC. 311-20.E.4.C. PROPOSED FRONTAGE IS A SHOPFRONT WITH MODIFIED GALLERY ROOF. PLANS AND ZONING DATA PROPOSED REFERENCE "ARCADE" AS A CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE I OF THE PROJECT BY DESIGN VARIATION REQUESTED ON SITE PLAN.
- SETBACKS AND FRONTAGE TYPE PROPOSED ARE THE CONTINUATION OF A DESIGN CONCEPT APPROVED FROM PHASE 1 OF THE PROJECT. PARKING TO BE LOCATED WITHIN FIRST 30' MEASURED FROM PROPERTY LINE BY DESIGN VARIATION REQUESTED ON SITE PLAN.

SITE PLAN

SCALE: 1" = 20'-0"

REFER TO FLOOR PLANS FOR SPECIFIC GRADES AT ALL PUBLIC WAY CONNECTIONS WITH BUILDING AND ACCESSIBLE PARKING SPOTS AT PARKING GARAGE.

PARKING GARAGE PAVEMENT MARKINGS ARE SHOWN IN THE ARCHITECTURAL PLANS SHEETS A-201, A-202, & A-203A AND DETAILS PROVIDED ON SHEET A-104
REFER TO CIVIL PLANS FOR ALL ON-STREET PAVEMENT MARKINGS

NOTE:
ALTERNATIVE PARKING STANDARDS ARE BEING APPLIED

NOTE:

1. **10-1B-D UNITS WILL HAVE A BEDROOM, A BATHROOM AND A 8' X 10' MULTI-FUNCTIONAL ROOM (OFFICE OR DINING ROOM) WITH NO CLOSET, DOOR OR WINDOWS**
2. **2B-2B UNITS WILL HAVE A TWO BEDROOM AND TWO BATHROOM.**
3. **3B-2B UNITS WILL HAVE A THREE BEDROOM AND TWO BATHROOM.**
4. **ALL TANDEM PARKING WILL BE ASSIGNED FOR 2B-2B OR MORE UNITS ONLY**

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2020
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	03/19/2024 SITE PLAN MODIFICATION
2	
3	
4	
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6	
7	
8	
9	
10	

46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

CAYMARES MARTIN
Architectural & Engineering Design
AA 26001552 CA 27136
5001 SW 74th Ct. Ste 100
Miami, FL 33155
Ph: (305) 669-5040 Fax:
(305) 669-5041
www.caymartdesign.com

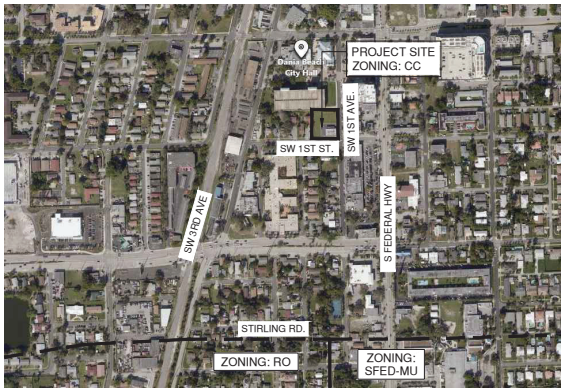
ARCH: CARMEN T. DIAZ
LIC # AR 96290
5001 S.W. 74th COURT
SUITE 100
MIAMI - FL 33155
TEL: (305) 669-5040
FAX (305) 669-5041

STATE OF FLORIDA
CARMEN T. DIAZ
AR 96290
REGISTERED ARCHITECT

SHEET No:

A-100

MODIFIED



ZONING MAP

N.T.S.

N

- FLOOR LOT RATIO CALCULATION -

LEVEL	FLOOR AREA
GROUND FLOOR	18,400 SF
SECOND FLOOR	18,740 SF
THIRD FLOOR	18,740 SF
FOURTH FLOOR	13,994 SF
FIFTH FLOOR	13,994 SF
SIXTH FLOOR	10,580 SF
SEVENTH FLOOR	10,580 SF
EIGHTH FLOOR	10,580 SF
NINTH FLOOR	10,580 SF
TENTH FLOOR	10,580 SF
ELEVENTH FLOOR	10,580 SF
TWELFTH FLOOR	10,580 SF
TOTAL FLOOR AREA	157,928 SF

- FLOOR AREA PER USE -

USE TYPE	EXISTING	PROPOSED	GENERAL INFORMATION
PARKING	4,332 SF	11,415 SF	
RETAIL	2,916 SF	2,725 SF	RETAIL AT GROUND FLOOR
RETAIL (GYM)		36,690 SF	GYM AT 2ND & 3RD FLOOR
RESIDENTIAL		87,058 SF	CORRIDORS, STAIR AND ELEVATORS NOT INCLUDED

NOTE:

ALTERNATIVE PARKING STANDARDS ARE BEING APPLIED

PAYMENT IN LIEU WILL BE REQUIRED FOR USE OF MUNICIPAL GARAGE SPACES PER SEC. 265-75

- DENSITY & HEIGHT INCENTIVES CALCULATION - (ART.305)

INCENTIVE	DENSITY	# OF UNITS	HEIGHT
DENSITY (0.683 AC GROSS AREA)	50 DU/AC	34.15 DU BY RIGHT	7 STORIES BY RIGHT
SUSTAINABILITY DESIGN BONUS (SEC. 305-50 (G) (1))	28 DU/AC	19.12 DU	4 STORIES
PUBLIC PARK (SEC. 305-70 (A)) - 95,125 SF PROVIDED OF RESIDENTIAL GROSS FLOOR AREA	30 DU/AC	20.49 DU	2 STORIES

*THE DEVELOPER WILL PAY TRIPLE THE PUBLIC PARK FEE (SEC. 305-70 (A))

TOTAL ALLOWED WITH INCENTIVES	150 DU/AC	102 DU	14 STORIES MAX.
TOTAL PROPOSED	150 DU/AC	102 DU	12 STORIES

- UNIT BREAKDOWN -

FLOOR/UNIT TYPE	STUDIO UNIT 500 SF	1B -1B UNIT 750 SF	1B -1B-D UNIT 815 SF	2B-2B UNIT 900 SF	2B-2B-D UNIT 900 SF	3B-2B UNIT 1,150 SF	TOTAL UNITS
GROUND FLOOR							
4TH FLOOR	1	2	1	5		2	11
5TH FLOOR	1	3		5	1	2	12
6TH FLOOR	4	3	1	4			12
7TH FLOOR	4	3	1	4			12
8TH FLOOR	2	3		5	1		11
9TH FLOOR	2	3		5	1		11
10TH FLOOR	2	3		5	1		11
11TH FLOOR	2	3		5	1		11
12TH FLOOR	2	3		5	1		11
TOTAL UNITS	20	26	3	43	6	4	102
	19.6 %	25.5 %	2.9 %	42.2 %	5.9 %	3.9 %	

- PARKING BREAKDOWN -

LEVEL	REG. PS (9' X 18')	HC PS (12' X 18')	TANDEM (9' X 36')	STREET PS (6' X 23')	TOTAL PS
GROUND FLOOR	16	2	6	6	30
FIFTH FLOOR (ON PHASE I)	73	3	26		102
TOTAL PS	89	5	32	6	132

- PARKING CALCULATION - (SEC. 265-50)

FUNCTION	REQUIREMENT	COUNT	FACTOR	MIN. PS REQUIRED	PROPOSED
RESIDENTIAL					
STUDIO UNIT	1 PS PER UNIT	20	1.00	20.00	
ONE BEDROOM UNIT	1.25 PS PER UNIT	26	1.25	32.50	
ONE BEDROOM UNIT + DEN	1.25 PS PER UNIT	3	1.25	3.75	
TWO BEDROOM UNIT + DEN	1.75 PS PER UNIT	43	1.75	75.25	
TWO BEDROOM UNIT	1.75 PS PER UNIT	6	1.75	10.50	
THREE BEDROOM UNIT	1.75 PS PER UNIT	4	1.75	7.00	
		102 DU		149.0	
VISITOR PS	1 PS / 5 DU	102 DU	0.20	20.40	
				169.40	
RETAIL (FITNESS CLUB)	1 PS /300 SF	36,510 SF		121.70	
RETAIL	1 PS /300 SF	2,600 SF		8.67	
HC-PS-RESIDENTIAL	2% OF TOTAL PS REQ.	149.0 PS	0.02	3	8 HC PS (2 ON SITE+ 6 ON PHASE I)
HC-PS-NON RESIDENTIAL	101 TO 150 PS = 5 HC PS*	122 PS		5	
*(HC-PS INCLUDED IN TOTAL PS REQUIRED)	FBC.ACC. 208.2			8	
TOTAL PARKING REQUIRED PER CITY CODE				300 PS	
PARKING REDUCTION (PARKING ANALYSIS)				253 PS	253 PS (30 ON SITE + 102 ON PHASE I + 250 PS RENTED ON PUBLIC PARKING GARAGE)
LOADING SPACE (PER SECTION 270-20)				1 PS	2 PS

DESCRIPTION OF INCENTIVES:

INCENTIVE 1 - SUSTAINABILITY BONUS AS PER SEC. 305.50 (A) THROUGH (H)

PROJECT WILL VOLUNTARILY COMPLY WITH THE CRA GREEN BUILDING/DEVELOPMENT PROGRAM IN EXCHANGE FOR DEVELOPMENT INCENTIVES OUTLINED IN SEC 305-50 (A) THROUGH (H)
INCENTIVES FOR THIS PROGRAM SHALL BE AS FOLLOWING WHEN IN COMPLIANCE WITH SEC 305-50 (G)(1)

1 ADDITIONAL STORY IS BEING SOUGHT USING PROPOSED PUBLIC PARK INCENTIVE (IN ADDITION TO DENSITY REQUEST)

5 STORIES AS INCENTIVE
28 DU/ACRE = 19.12 DU AS INCENTIVE

THIRD-PARTY GREEN BUILDING CERTIFICATION AND DOCUMENTATION IS PART OF THIS SUBMITTAL, REFER TO EXHIBIT *Florida Green High-Rise Residential Building Standard*

INCENTIVE 2 - PUBLIC PARK (SEC. 305-70 (A)) - 95,125 SF PROVIDED OF RESIDENTIAL GROSS FLOOR AREA

DEVELOPER WILL PAY TRIPLE THE PUBLIC PARK FEE ESTABLISHED ON SEC. 305-70 (B) IN EXCHANGE FOR DEVELOPMENT INCENTIVES AS PER SEC. 305-70 (A):

30 DU/ACRE = 20.49 DU AS INCENTIVE
30 DU/ACRE = 20.49 DU AS INCENTIVE
30 DU/ACRE = 20.49 DU AS INCENTIVE (ONLY 7.75 DU USED)

TOTAL = 48.73 DU AS INCENTIVES

SITE DATA

PROPERTY ADDRESS:	46 SW 1ST STREET CITY OF DANIA BEACH, FLORIDA, 33004	
JURISDICTION:	CITY OF DANIA BEACH, FLORIDA	
LAND USE DESIGNATION:	RAC - REGIONAL ACTIVITY CENTER	
ZONING DISTRICT:	CC - CITY CENTER	
GROSS SITE AREA:	29,750 SQ.FT = 0.683 AC (INCLUDES TO CENTER LINE OF ADJ ROW)	
NET SITE AREA:	22,500 SQ. FT.= 0.517 AC (WITHIN PROPERTY LINES)	
	ALLOWED / REQUIRED	PROPOSED
PERVIOUS AREA (REQUIRED 10 %)	2,250 SF (0.052 AC) 10 %	500 SF (0.011 AC) @ GROUND FLOOR 1,752 SF (0.040 AC) @ PHASE I 2,252 SF (0.052 AC) TOTAL 10%
IMPERVIOUS AREA		1,634 SF (0.046 AC) TOTAL 5%
OPEN SPACE : OPEN SPACE AT GROUND FLOOR		3,168 SF (0.072 AC) TOTAL 14%
LOT COVERAGE :		19,970 SF (88%)
DENSITY :	ALLOWED / REQUIRED	PROPOSED
(BASED ON GFA)	MAX. 50 DU/AC BY RIGHT	
	(34.15 DU BY RIGHT)	
	UP TO 150 DU/AC W/INCENTIVES	
	102 DU TOTAL ALLOWED	102 DU (150 DU/AC)
FAR (8.0 MAX.):	ALLOWED / REQUIRED	PROPOSED
	22,500 SF X (8.0) = 180,000 SF	157,928 SF (7.0 FAR)
BUILDING HEIGHT:	ALLOWED / REQUIRED	PROPOSED
NUMBER OF STORIES:	7 STORIES-80 FT BY RIGHT	
	7 STORIES-70 FT W/INCENTIVES	12 STORIES
BUILDING HEIGHT:	150'-0" MAX.	140'-2" TO ROOF SLAB
SEC. 303-40.L: BUILDING PLACEMENT	ALLOWED / REQUIRED	PROPOSED
NORTH - INTERIOR SIDE	0' min	5'-0"
	18' (AT 6TH FLOOR)	18'-0" (AT 6TH FLOOR)
EAST - PRINCIPAL FRONTAGE	0'-5'	8'-6" (AT GROUND FLOOR)
	10' FROM BTL (AT 6TH FLOOR)	15'-0" (FROM BTL) (AT 6TH FLOOR)
WEST - INTERIOR SIDE	0' min	1'-6"
	18' (AT 6TH FLOOR)	18'-0" (AT 6TH FLOOR)
SOUTH - SECONDARY FRONTAGE	0'-5'	8'-6" (AT GROUND FLOOR)
	10' FROM BTL (AT 6TH FLOOR)	15'-0" (FROM BTL) (AT 6TH FLOOR)
FRONTAGE TYPE	ALLOWED / REQUIRED	PROPOSED
FRONT STREET- 1ST AVE	SHOPFRONT / ARCADE	MODIFIED STORE FRONT
FRONT STREET- 1ST ST		
SEC. 230-40: MINIMUM FLOOR AREA	REQUIRED	PROPOSED
STUDIO	500 SF MIN.	500 SF MIN.
1 BEDROOM	750 SF MIN.	750 SF MIN.
2 BEDROOM	900 SF MIN.	900 SF MIN.
3 BEDROOM	1,150 SF MIN.	1,150 SF MIN.
BUILDING TYPE	ALLOWED / REQUIRED	PROPOSED
FBC 504.3		I-A ()
TOTAL CONSTRUCTION SQUARE FOOTAGE		114,893 SF

OFF-STREET BICYCLE PARKING REQUIREMENTS

	NUMBER OF PARKING	% BIKE PARKING	BIKE RACKS REQ'D & PROVIDED
RESIDENTIAL	168.15	5 %	8.40
COMMERCIAL (FITNESS CLUB+RETAIL)	130.37	10 %	13.04
			TOTAL 22

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	
CHECKED BY:	O.M.
ISSUE DATE:	04-08-2022
DRAWING SCALE:	AS SHOWN

REV. #	DATE
1	01/19/2024 SITE PLAN MODIFICATION
2	03/06/2024 SPM 1ST CYCLE COMMENTS
3	
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9	
10	

46 SW 1ST AVE. , DANIA BEACH, FL 33004

MIXED USE BUILDING

THE APOLLO COMPANIES

CAYMARE-MARTIN
Architectural & Engineering Design
AA 26001552 CA 27136
5001 S.W. 74th Ct. Ste 100
Miami, FL 33155
Ph: (305) 669-5040 Fax: (305) 669-5041
www.caymartindesign.com

ARCH. NIDIA CARDONA
LIC # AR 92468
5001 S.W. 74th. COURT
SUITE 100
MIAMI , FL 33155
TEL. (305) 669-5040
FAX (305) 669-5041

NIDIA CARDONA
Digitally signed by NIDIA CARDONA
Date: 2024.05.13 17:38:21 -04'00'

STATE OF FLORIDA
Nidia Cardona
AR 92468
REGISTERED ARCHITECT

SHEET No.
A-101

Attachment C

ITE *Parking Generation (6th Edition)*

Parking Data Excerpts

Land Use: 222 Multifamily Housing-2+ BR (High-Rise)

Description

High-rise multifamily housing with two or more bedrooms is a residential building with more than 10 floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand on a weekday for one study site in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	100
5:00 a.m.	99
6:00 a.m.	94
7:00 a.m.	81
8:00 a.m.	74
9:00 a.m.	68
10:00 a.m.	66
11:00 a.m.	63
12:00 p.m.	64
1:00 p.m.	60
2:00 p.m.	53
3:00 p.m.	56
4:00 p.m.	62
5:00 p.m.	68
6:00 p.m.	72
7:00 p.m.	78
8:00 p.m.	83
9:00 p.m.	88
10:00 p.m.	93
11:00 p.m.	97

Additional Data

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Center City Core	Within ½ mile of rail transit	0.66 (16 sites)	68%
Dense Multi-Use Urban	Within ½ mile of rail transit	0.94 (5 sites)	79%
	Not within ½ mile of rail transit	1.3 (1 site)	62%
General Urban/ Suburban	Within ½ mile of rail transit	Not Available	Not Available
	Not within ½ mile of rail transit	1.2 (3 sites)	80%

The sites were surveyed in the 2000s and the 2010s in California, Connecticut, District of Columbia, Ontario (CAN), and Virginia.

Source Numbers

402, 583, 602, 603, 604, 609

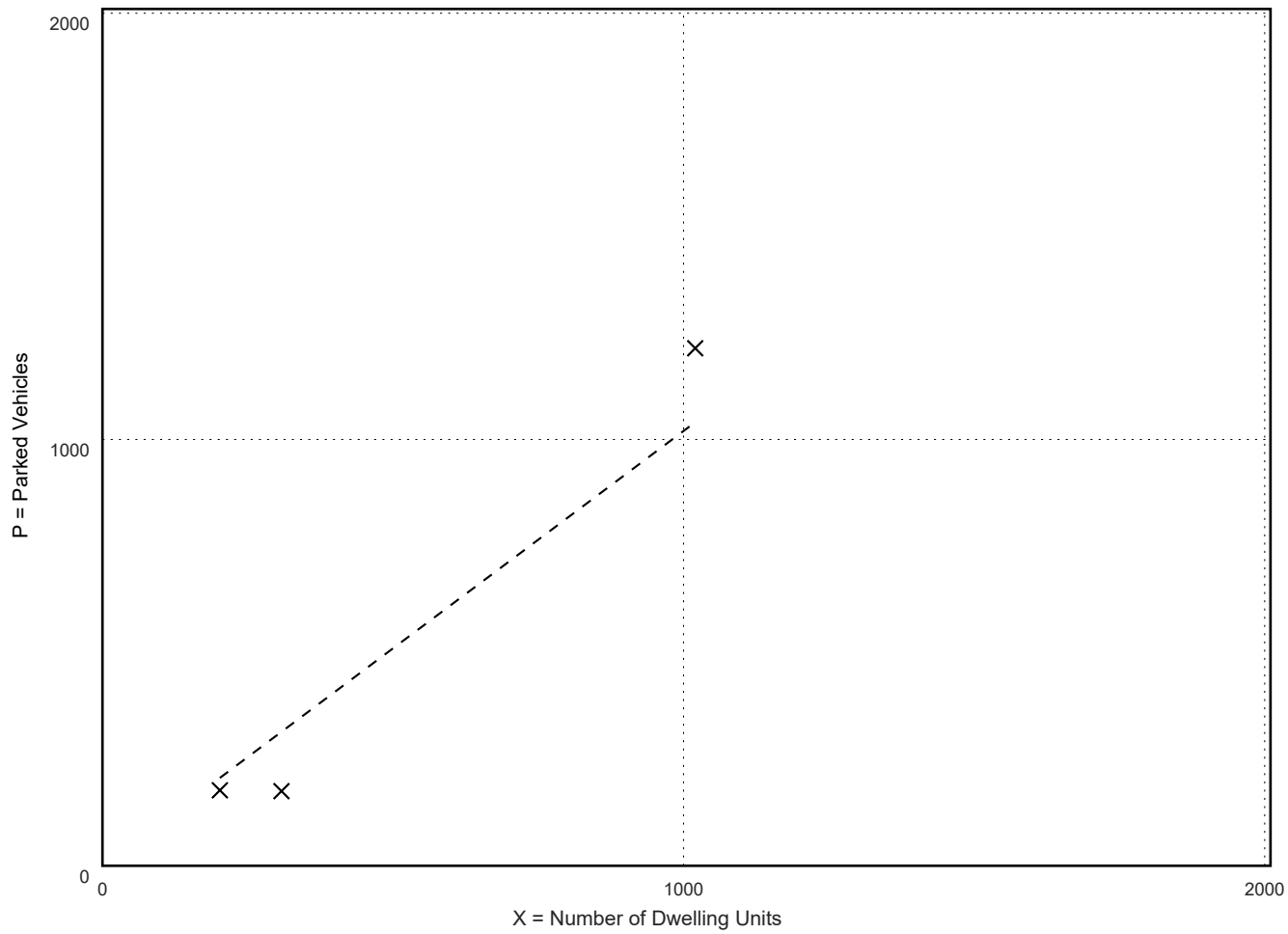
Multifamily Housing - 2+ BR (High-Rise) Not Close to Rail Transit (222)

Peak Period Parking Demand vs: Dwelling Units
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Dwelling Units: 510

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.02	0.57 - 1.19	0.67 / 1.19	***	0.31 (30%)

Data Plot and Equation



× **Study Site**

– – – – – **Average Rate**

Fitted Curve Equation: *

R^2= *

Attachment D

Parking Agreement

Parking- 101 Dania phase II

1. The Parking Garage will contain no less than 440 standard 9 foot wide parking spaces.

2. All of the parking in the Parking Garage will be available for use by Applicant's Tenant and its members, customers, guests, invitees, subtenants, licensees, concessionaires, employees, suppliers and agents (collectively, the "Tenant Invitees") on a non-exclusive basis (except as provided below in this subsection (b)), seven (7) days a week, twenty-four (24) hours a day; provided however, no less than 250 of such parking spaces in the Parking Garage shall be available for use by Tenant and the Tenant Invitees on an non-*exclusive* basis, seven (7) days a week, twenty-four (24) hours a day "Tenant's Non-exclusive Parking Right

3. Neither Tenant nor any of the Tenant Invitees will be charged for parking in the Parking Garage or be subject to any time limits on parking in the Parking Garage except to the extent they remain in the Parking Garage for in excess of two-and-a-half (2.5) hours (and Landlord shall provide Tenant and the Tenant Invitees with unlimited 2.5-hour parking validations). In the event Tenant or the Tenant Invitees remain in the Parking Garage in excess of 2.5 hours, the Tenant Invitees may be charged the prevailing market visitor parking rates from time to time existing at the Parking Garage. Notwithstanding the foregoing, Tenant's employees will not be charged for parking in the Parking Garage nor be subject to any time limits on parking in the Parking Garage.

4. Applicant shall be allowed to construct a walkway (the "Parking Garage/Premises Walkway") between the Premises and the Parking Garage. In order to provide pedestrian access between the Parking Garage and the Premises.

DANIA BEACH
SEA IT LIVE IT LOVE IT

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

RECEIVED
FEB 01 2024
BY:

- ☐ **Administrative Variance**
- ☐ **Land Use Amendment**
- ☐ **Plat**
- ☐ **Rezoning**
- ☐ **Site Plan**
- ☐ **Special Exception**
- ☐ **Variance**
- ☒ **Other:** Site plan revision *(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)*

Date Rec'd: _____

Petition No.: SP-025-22MOD

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 46 sw 1st Avenue. Dania Beach, FL. 33004

Lot(s): 17, 18, and 19 Block: 21 Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): 504234013170 Legal Description: See attached

Applicant/Consultant/Legal Representative **(circle one)** First Dania Beach LLC

Address of Applicant: 2875 NE 191st Street Suite PH-4. Aventura, FL 33180

Business Telephone: (305) 677-3700 Home: _____ Fax: _____

E-mail address: Edward@Apollocompanies.com

Name of Property Owner: Jean Dorothy Cook

Address of Property Owner: 46 sw 1st Avenue. Dania Beach, FL. 33004

Business Telephone: (954) 920-7686 Home: _____ Fax: _____

Explanation of Request: Site plan Modification to accommodate a 36,000 sf LA Fitness on the ground, 2nd and 3rd floor, requiring the relocation of the proposed bridge from the 4th floor to the 5th floor of the garage.

*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: .517 acre Gross Acreage: .683 acre Prop. Square Footage: 29,750 sqft.

Existing Use: Commercial Proposed Use: Mix-use

Is property owned individually, by a corporation, association, or a joint venture? Owned individually by Cook, Dorothy Jean

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)
Edward Abbo, Manager for First Dania Beach LLC

BEFORE ME THIS 25th **DAY OF** JANUARY **, 20** 24

By:

SHANA LEE RICHMAN
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of FLORIDA **)**

SHANA LEE RICHMAN
Notary Public - State of Florida
Commission # HH 425287
My Comm. Expires Jul 24, 2027
Bonded through National Notary Assn.

Personally known ✓ **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

December 5, 2022

Eleanor Norena,
Director
Community
Development
100 W.Dania Beach
Blvd.
Dania Beach, Fl 33004

Re: Agent Authorization Letter

To Whom it May Concern:

Please accept this letter of authorization permitting, Edward Abbo from First Dania Beach LLC and The Apollo Companies to represent the interests of **Dorothy Jean Cook** in connection with permitting of the property located at 46 SW 1st Avenue, Dania Beach, Florida 33004 in the City of Dania Beach and Broward County.

Sincerely,

Dorothy Jean Cook

Dorothy Jean Cook

Name: Dorothy Jean Cook

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this, 14 day of December, 2022, by Dorothy Jean Cook

(Notary Seal) Notary Public State of Florida
Tessy Esther Martinez
My Commission HH 017098
Expires 07/01/2024

Tessy Martinez

_____
Notary Public

Tessy Martinez
_____
Name typed, printed or stamped

✓ Personally Known OR _____Produced Identification
Type of Identification Produced _____

Sidney Delarosa
(305) 677-3700 Ext. 505
Sidney.Delarosa@apollocompanies.com

RECEIVED
MAY 08 2024
BY:

April 30, 2024

Dear Property Owner or Resident:

The purpose of this correspondence is to inform you that the owner for the property located at 46 SW 1st Avenue Dania Beach, Fl 33004 has submitted a modification to the approved site plan as approved under Resolution No. 2023-094 and submitted under the site plan SP-025-22MOD.

The site plan modification is proposing to accommodate a gymnasium facility on the second and third floor. The currently approved open patio area originally designed on the 2nd floor will be enclosed. Furthermore, the ground level live work units will be converted to retail spaces. Landscape Buffers and setbacks along the adjacent lots have been designed and proposed in accordance with the City of Dania Beach's Land Development Code.

More than one elected official may appear at the community meeting and should disclose their attendance at said meeting once the City Commission is to hear the quasi-judicial item.

We have scheduled a Zoom video call for May 9, 2024, to inform the public on all the above changes and answer any inquiries at that time.

Topic: 101 Dania Beach phase II- Public Outreach
Time: May 9, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us06web.zoom.us/j/88004449899
Meeting ID: 880 0444 9899

Please contact Sidney Delarosa, Sidney.Delarosa@ApolloCompanies.com, with any questions, concerns, or general input.

Thank you in advance for your attention to this matter.

Respectfully submitted,

PROJECT EXECUTIVE.
Sidney Delarosa, Pre-construction Director
First Dania Beach LLC

City of Dania Beach
Community Development Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM,Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director

SUBJECT: **CD-095-23:** Consideration to adopt and transmit to Broward County and the Florida Department of Commerce the proposed Evaluation and Appraisal Report (EAR) based amendments and map series to the City's Comprehensive Plan (SECOND READING).

Request:
Adopt and transmit the EAR based amendments and map series of the City's Comprehensive Plan to Broward County and Florida Department of Commerce.

Background:
The proposed City's Comprehensive Plan amendment based on the Evaluation and Appraisal Report (EAR) must be heard by the City's Local Planning Agency (LPA). Per Florida Statutes, Chapter 163.3177 "the comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented."

On January 17, 2024, the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), recommended approval (5-0) of the proposed Comprehensive Plan amendments to the City Commission.

On February 27, 2024, the City Commission voted 5-0 to approve the transmittal of the proposed amendments to the State Land Planning Agency. Transmittal packets were sent to all required review agencies on February 29, 2024. Subsequently, on April 29, 2024, the Florida Department of Commerce (Florida Commerce) issued the Objections, Recommendations, and Comments report (ORC - Amendment No. 24-01ER). The ORC report is a compilation of Objections, Recommendations, and Comments issued by the state and all pertaining agencies including Florida Commerce, SFWMD, FDOT District 4, Department of Education, Department of Environmental Protection, and SFRPC. The Broward County Planning Council (BCPC) was included in the transmittal of the first transmittal package. Also, BCPC has conducted a courtesy review of the required Future Land Use Element Recertification process.

The ORC report received from the state and had NO Objections or Recommendations, and only offered comments from FDOT and SFWMD. The adoption document reflects changes between the transmittal hearing and adoption hearing, the modifications are represented with strike through and highlight for deletions and double underline for additions. Please note, the modifications varied between minor language adjustments, and substantive additions to the Future Land Use Element to comply with Broward County recertification process.

Please see the following sections and elements that included the subject modifications:

- Introduction included in the GOP document.
- Future Land Use (Table FLU-1, Policies 1.1.1.5, 1.1.1.6, 1.1.1.10, 1.1.1.11, 1.1.1.12, 1.1.1.13, 1.1.1.14, 1.1.1.15, 1.1.1.16, 1.1.1.17, 1.1.2.3, 1.1.3.3, 1.1.3.4, 1.1.3.5, 1.1.3.7, 1.1.3.12, 1.1.4.3, 1.1.4.5, 1.1.5.7, 1.1.5.9, 1.1.5.10, 1.1.5.11, 1.1.5.12, 1.1.5.13, 1.1.5.14, 1.1.6.4, 1.1.6.5, 1.1.6.6, 1.1.6.7, 1.1.6.8, 1.1.6.9, 1.1.6.10, 1.1.6.11, 1.1.6.12, 1.1.6.13, 1.1.6.14, 1.1.6.15, 1.1.8.5, 1.1.8.6, 1.1.8.7, 1.1.8.8, 1.1.8.9, 1.1.8.10, 1.1.11.1, 1.1.12.1, 1.1.14.1, 1.1.15.1, 1.1.15.2, 1.1.16.1, 1.1.16.2, 1.1.16.3, 1.1.16.4, 1.1.16.5, 1.1.16.6, 1.1.16.7, 1.1.17.1, 1.1.18.1, 1.1.19.1, 1.1.19.4, 1.1.20.1, 1.1.21.1, 1.1.21.2, 1.1.22.1, 1.1.23.1, 1.1.24.1, 1.4.1.12, 1.1.29.1, 1.1.27.8, 1.1.27.19, 1.1.27.21, 1.3.7.3, 1.4.1.1 through 1.4.1.47, 1.2.4.3 Objectives 1.1.11, 1.1.12, 1.1.13, 1.1.14, 1.1.16, 1.1.17, 1.1.18, 1.1.19, 1.1.20, 1.1.21, 1.1.22, 1.1.23, 1.1.24, 1.1.27, 1.4.1, GOAL 1.4, Section 1 through Section 7.
- Transportation Element (Policies 3.1.1.28, 3.1.1.32, 3.1.1.6, 3.1.1.20, GOAL 1 3.1, Obj. 2 3.1.2,
- Conservation Element (Policy 6.1.4.11)
- Intergovernmental Coordination Element (Policy 8.1.1.5)
- Capital Improvement Element (Policy 9.1.3.4)
- Coastal Management (Policies 5.1.1.1, 5.2.2.1, 5.3.1.2)
- Infrastructure Element (Policies 4.1.1.1, 4.4.1.2)

Evaluation and Appraisal Report Based Amendments

Pursuant to Chapter 163.3191, Florida Statutes (F.S.), local governments are required to evaluate their local comprehensive plan every seven (7) years to determine if plan amendments are necessary since the last update of the Comprehensive Plan and notify the State Land Planning Agency as to its determination. Per the Evaluation and Appraisal Notification Schedule, the City of Dania Beach submitted the required notification letter in 2023 to notify the Florida Department of Commerce (previously Department of Economic Opportunity) that the City would be undertaking an EAR based amendment process to reflect changes in state requirements, current City's conditions, challenges, and future community trends.

The proposed Comprehensive Plan amendment encompasses the following eleven (11) elements and Map Series as follows:

1. Future Land Use
2. Housing & Neighborhoods
3. Transportation
4. Infrastructure (Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge)
5. Coastal Management
6. Conservation

7. Parks and Recreation
8. Intergovernmental Coordination
9. Capital Improvements
10. Public Schools
11. Private Property Rights

To prepare the subject amendments, the City contracted Chen Moore and Associates (CMA) to work and coordinate with the Community Development Department, and all other City's appropriate City departments. In addition, Erin L. Deady, PA, prepared the Coastal Management element, and reviewed resiliency and sea level rise as pertained to other elements.

The proposed Comprehensive Plan amendment is based on in-depth review of each element including demographics data, information provided by the City's department that reflect existing conditions and upcoming projects and community challenges and trends. The Comprehensive Plan is divided into two (2) major parts; the Data and Analysis and the Goals, Objectives, and Policies (GOP). The Data and Analysis provide historical background and baseline date relative to each Element. The GOP established regulatory and policy direction on which City laws are based, such as the City's Code of Ordinances.

These EAR-based amendments to the City's Comprehensive Plan is subject to the State Coordinated Review process, pursuant to Section 163.3184(4), F.S.

A summary of this process is outlined below:

1. After initial local hearings (Local Planning Agency and City's Commission) approving the proposed amendments to the comprehensive plan, the City is required to transmit the complete proposed plan amendment to the State Land Planning Agency.
2. Next, within 60 days of receiving the complete amendment proposal, the State Land Planning Agency issues an Objection, Recommendation, and Comments Report (ORC) to the local government.
3. The City is required to hold a second public hearing to adopt the amendment within 180 days after receipt of the State Land Planning Agency ORC Report.
4. The complete adopted plan amendment must then be submitted back to the State.
5. Finally, within 45 days of receiving the complete adopted plan amendment, the State Land Planning Agency issues a Notice of Intent to find the plan in compliance or not in compliance, which is posted on their website.

Transmittal of proposed amendments will be based on requirements set forth in Chapter 163.3184 F. S.

Budgetary Impact
None.

Recommendation
The Community Development Department recommends approval of the subject Ordinance. On second and final reading.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN TO ADOPT AN EVALUATION AND APPRAISAL ("EAR") REPORT BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, WHICH PROVIDES FOR A COMPREHENSIVE UPDATE TO THE GOALS, OBJECTIVES, AND POLICIES OF ALL ELEMENTS, INCLUDING REVISED TEXT AND MAP AMENDMENTS NECESSARY TO UPDATE THE DATA AND ANALYSIS OF THE COMPREHENSIVE PLAN; PROVIDING THAT THE TEXT AND MAP AMENDMENTS SHALL REPLACE IN FULL THE EXISTING TEXT AND MAPS IN ALL AMENDED ELEMENTS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide through and consistent planning with regard to land within their corporate limits; and

WHEREAS, Section 163.3191, Florida Statutes, requires that each local government evaluate its adopted comprehensive plan every seven years to determine whether plan amendments are necessary to reflect changes in Ch. 163, Part II, Florida Statues, since the last update of the comprehensive plan; and

WHEREAS, Sections 163.3184 and 163.3191, Florida Statues, requires that every local government notify the state land planning agency as to its determination, and transmit the appropriate amendments to the State Land Planning Agency, Department of Commerce (Department of Economic Opportunity); the appropriate regional planning council; the appropriate water management district; the Department of Environmental Protection; the Department of State; the Department of Transportation; plan amendments that affect a military installation listed in s. 163.3175, the commanding officer of the affected military installation; and Broward County no later than the date established by administrative rule for each particular local government; and

WHEREAS, on January 17, 2024, the Planning Board, as the Local Planning Agency, reviewed and recommended for approval the proposed EAR and Comprehensive Plan Amendments; and

WHEREAS, after due notice and public hearing, the City Commission of the City of Dania Beach deems it in the best interest of the present and future residents of the City that the Evaluation and Appraisal Report be conditional approved upon Planning Council recertification and transmitted to the appropriate public agencies.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing recitals are confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. That the Evaluation and Appraisal Review-Based Amendments to the City of Dania Beach Comprehensive Plan, attached to as Exhibit "A", and made a part hereof and of the current Comprehensive Development Plan, are hereby adopted. This amendment specifically provides comprehensive amendments to all elements of the Comprehensive Plan. The text and maps adopted in Exhibit "A" shall be substituted for and replace in total the previously adopted text and maps in the amended elements.

Section 3. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. In accordance with Section 163.3184 (4), Florida Statutes, City staff is hereby directed to transmit the Comprehensive Plan Amendment documents to the State Land Planning Agency, Department of Commerce, (Department of Economic Opportunity); the appropriate regional planning council; the appropriate water management district; the Department of Environmental Protection; the Department of State; the Department of Transportation; plan amendments that affect a military installation listed in s. 163.3175, the commanding officer of the affected military installation; Broward County, and other agencies within ten (10) working days after the initial public hearing.

Section 5. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 6. This ordinance shall become effective thirty-one (31) days after the State Land Planning Agency, Department of Commerce (Department of Economic Opportunity) notifies the City that the Comprehensive Plan Amendment package is complete or if timely challenged, this ordinance shall be effective upon entry of a final order by the State

Land Planning Agency, Department of Commerce (Department of Economic Opportunity) or the Administration Commission determining the adopted amendment to be in compliance.

PASSED on first reading on _____, 2024.

PASSED AND ADOPTED on second reading on _____ 2024.

First Reading:
Motion by: _____
Second by: _____

Second Reading:
Motion by: _____
Second by: _____

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT A

(This will include the complete GOPs and Data & Analysis) to be provided by 12/21/23

CITY OF

DANIA BEACH

COMPREHENSIVE PLAN

2023 Update

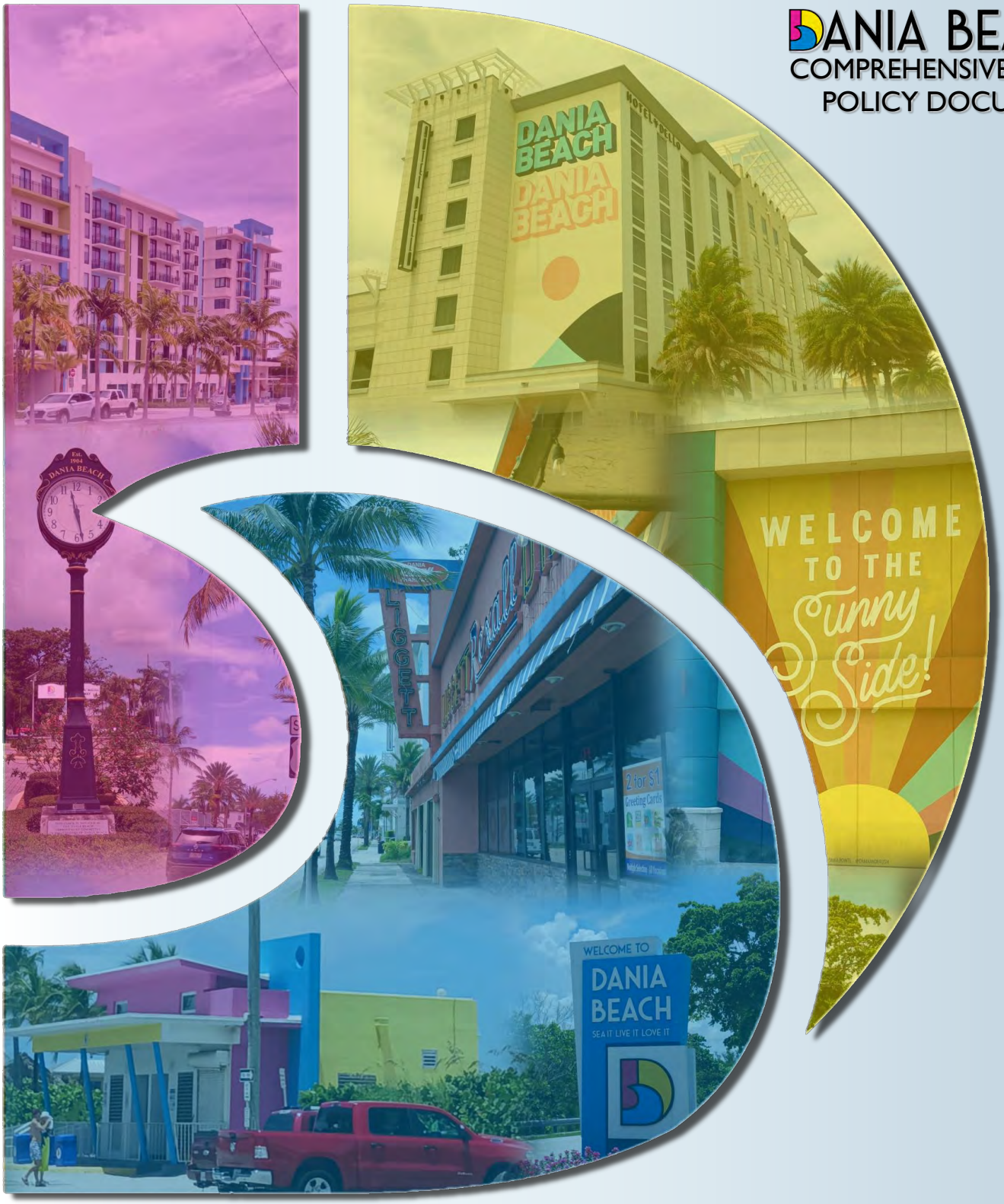
CITY OF DANIA BEACH
COMPREHENSIVE PLAN

2023 Update

GOALS, OBJECTIVES, AND POLICIES

POLICY DOCUMENT

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



INTRODUCTION ELEMENT

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CITY OF DANIA BEACH COMPREHENSIVE PLAN
INTRODUCTION

GOALS, OBJECTIVES, AND POLICIES (GOPS)

PURPOSE OF THE PLAN

Florida State Statutes and Plan Organization

The City of Dania Beach Comprehensive Plan (the Plan) has been developed and amended pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the "Community Planning Act," and the requirements of Florida Administrative Code (F.A.C.).

The State of Florida Legislature made significant changes in 2011 to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the Community Planning Act. The new legislation shifts oversight of development from the State to local governments, while retaining the state final determination over those development plans that affect regions or sensitive land considered "areas of critical state concern." Therefore, giving more control to the local jurisdictions in overseeing and directing their future growth.

The Plan is also required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), Broward County and other state and federal requirements. It provides the City with long-term direction through goal statements as well as short-term objectives and policies to guide implementation efforts.

In addition to the guidelines set forth in Chapter 163, F.S., community specific concerns have been targeted within the Goals, Objectives, and Policies section of each of the Comprehensive Plan elements. Many of these objectives and policies go beyond the legislative requirements and are indicative of the City's evolution and needs since the comprehensive plan was adopted by the City of Dania Beach. This chapter requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process.

Definitions for goals, policies, and objectives are provided in the Definitions section of this document. It is important to recognize that goals, objectives and policies of the Plan should be applied within the context of the overall intent of the Plan. Hence, no policy should be applied in isolation.

As a part of this process, municipalities are required to monitor numerous community characteristics relating to development,

provision of services, environmental protection, and governmental activities. To comply with that process, the City of Dania Beach Comprehensive Plan is comprised of the following sections or elements:

- Future Land Use
- Housing and Neighborhoods
- Transportation
- Infrastructure (includes Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge)
- Coastal Management
- Conservation
- Parks and Recreation
- Intergovernmental Coordination
- Capital Improvement
- Public School Facilities
- Private Property Rights

Sustainability

The goal of the City's Plan is to create a sustainable community to ensure that adequate resources are available for future generations. The City seeks to support its business community and enhance the quality of life for all residents by limiting waste, preventing pollution, encouraging affordable housing, promoting revitalization, redevelopment and neighborhood stabilization, maximizing conservation, pursuing historic preservation, promoting efficiency, and developing local resources.

Sustainability also requires that development and redevelopment in the City be coordinated with public investments in alternative transportation modes, which will enable the City to accommodate the projected population, allow for expanded economic and cultural activity and strive to create a community where live, work, play and learn become part of the daily life of residents and visitors.

Climate Adaptation and Resiliency

As one of several coastal cities and counties in Southeast Florida, Dania Beach is determined to address potential impacts of climate change, including sea level rise. The City has been active in the Southeast Florida Regional Climate Change Compact and other coastal organizations, with which it collaborates to increase regional climate change resiliency by sharing technical expertise, assessing regional vulnerabilities, and advancing agreed upon mitigation and adaptation strategies, policies and programs. The Comprehensive Plan reflects

these concerns and actions in several of its elements, particularly in the Coastal Management element.

PLAN ADMINISTRATION

Implementation of the Plan

This section includes the different aspects related to the implementation of the Plan, including rules of interpretation, definitions and acronyms, and the process to amend the Plan, including the Evaluation and Appraisal Review. Chapter 163, F.S. sets forth General Requirements for local government comprehensive plans. Among these, a planning time frame requirement dictates that the Plan include a minimum of two planning periods: one of at least ten years and another of at least a twenty year period. The City of Dania Beach Comprehensive Plan includes 10 and 20 year planning periods. Procedural Requirements established by the Florida Statutes include adoption, submission and transmittal criteria for the adoption and amendment of Comprehensive Plans. Specific procedures are established by the Department of Commerce, consistent with the procedural requirements in the Florida Statutes.

Amendments to the Comprehensive Plan

The process for amending the Comprehensive Plan shall be guided by the provisions of Florida Statutes Chapter 163, the Administrative Rules implementing it and in accordance with the provisions herein. Proposed amendments to the City's Comprehensive Plan are also subject to the following requirements as established in Sec 700-30 of the City Code of Ordinances.

All local governments within Broward County are required to be consistent with the Broward County Land Use Plan (BCLUP). The Broward County Planning Council (BCPC) completes a review of the amended Comprehensive Plan to ensure compatibility with the County's Land Use Plan. Each local government within Broward County may prepare, in conformance with the requirements of the Broward County Land Use Plan and the Florida Local Government Comprehensive Planning and Land Development Regulation Act, a local land use plan for submittal to the Broward County Planning Council. The local land use plan shall be certified by the Broward County Planning Council prior to its final adoption by a local government.

Comprehensive Plan and Future Land Use Map

The Comprehensive Plan and Future Land Use map "FLUM" of the City of Dania Beach are the official statements of policy of the City with regard to the use and development of land within the City. All use or development of land undertaken pursuant to these regulations shall be consistent with the comprehensive plan, the future land use map, and the Broward County Land Use Map.

Procedure for the Comprehensive Plan Evaluation and Appraisal

Prior to 2011, statutory requirements called for an Evaluation and Appraisal Report to analyze and assess Comprehensive Plans, and to provide recommendations that would result in corrective amendments to the adopted Comprehensive Plans.
Current requirements pursuant to Chapter 163, F.S., provide that each local government in Florida periodically prepare, adopt and submit an Evaluation and Appraisal Review of its comprehensive plan.

The procedures and requirements for the new Evaluation and Appraisal Review process are detailed in Chapter 163, F.S. In preparing the periodic evaluation and appraisal of the Comprehensive Plan, the City shall, at minimum, evaluate the Plan to determine if amendments are necessary to reflect changes in State requirements since the last update of the Plan. The City shall also notify the State as to its determination, and shall, within one year of the evaluation and appraisal of the Plan, prepare and transmit any identified amendments to the State forreview.

The state continues to encourage local governments to conduct periodic comprehensive assessments of comprehensive plans to respond to changes in local circumstances. Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. The City of Dania Beach decided to conduct a comprehensive review and evaluation of its current Comprehensive Plan, together with updates reflecting changes in state requirements.

Guidelines for Plan Interpretation

In the interpretation of the provisions of this Comprehensive Plan, the following guidelines shall apply unless the context clearly indicates otherwise.

In the interpretation and application of the Comprehensive Plan, its goals, objectives and policies shall be held to be the minimum requirements necessary to accomplish the stated purpose and intent of this Comprehensive Plan.

The Comprehensive Plan shall be construed broadly to accomplish the purpose and intent of the Plan.

Tense and Number: Unless the obvious construction of the wording indicates otherwise: words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter; words in the singular number can include the plural; and, words in the plural can include the singular.

Meaning of Shall, Must, Should, May, Includes: The words "shall" and "must" are mandatory; the word "should" is discretionary and not mandatory; the word "may" is permissive; the word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

State, County, City: The word "State" means the State of Florida, and its authorized agents; the word "County" means the County of Broward, Florida, and its authorized agents; and, the word "City" means the City of Dania Beach, Florida, and its authorized agents.

Interpretation of Undefined Terms: Unless the context clearly indicates otherwise, terms not defined herein shall be interpreted in the following manner:

1) By reference to the relevant provisions of the Community Planning Act, if specifically defined therein, or in other relevant and appropriate State statutes or rules;
2) According to the relevant provisions of the City Code, the rules for interpretation of this Comprehensive Plan, or in other relevant City ordinances relating to land development regulations;
3) By reference to generally accepted engineering, planning, BCLUP, or otherwise professional terminology if technical; and
4) Otherwise according to common usage.

Headings: All descriptive headings of goals, objectives, or other sections in the Comprehensive Plan are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.

~~In the case of conflict, definitions in this document take precedent within the application of the Comprehensive Plan. Set forth below is a brief definition of important terms used in the Plan.~~

Definitions:

ACCESSORY DWELLING UNIT: A dwelling unit located on the same parcel of land as a principal single family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and bathroom.

ACCESSORY SOLAR FACILITY: A solar energy system which utilizes roof space or other space on the parcel of land to provide electricity or heat for use on the parcel of land. Export of electricity to the electrical grid is incidental and subordinate to the purpose of supplying electricity to the primary use of the parcel of land.

ACCESSORY USE: A use incidental and subordinate to the principal use, including accessory dwelling units and accessory solar facilities.

ACRE: For the purpose of calculating dwelling units, an area or parcel of land containing forty-three thousand five hundred sixty (43,560) square feet.

ADAPTATION: An adjustment to how we prepare for the effects of climate impacts, thereby reducing the vulnerability of communities and ecosystems. By adapting, communities, enterprises and institutions can build up their climate change resilience.

ARTERIAL ROAD: A road providing service that is relatively continuous and of relatively high traffic volume, long average trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

AVERAGE DAILY TRAFFIC (ADT): The total traffic volume during a given 24-hour time period for all allowable directions on a given road.

BERM: A landscaped earthen mound in excess of two feet in vertical height designed to provide visual interest, or serve as a buffer.

BUFFER: The use of vegetation, walls, fences, berms, setbacks, less intense development, and/or less dense development to mitigate the impacts of unsightly views, lights, noises, odors, and/or dust.

CLIMATE CHANGE IMPACT: The effect of climate change or hazardous events on built, natural, and human systems. Potential impacts include those that may occur from a projected change without considering adaptation. Residual impacts are those impacts that would occur after adaptation.

CLIMATE MITIGATION: Deals with the causes of and takes action towards reducing the man-made activities creating the impacts. For example, taking measures to reduce carbon emissions of Green House Gas (GHG) or to reduce them from the atmosphere through forest plantings can mitigate climate impacts.

COLLECTOR ROAD: A road providing service that is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a road also collects and distributes traffic between local roads and arterial roads.

COMMERCIAL USES: Activities within land areas that are predominantly connected with the sale, rental and distribution of products or the performance of services, including offices and medical facilities.

COMMUNITY PARK: A park located near collector or arterial roads designed to serve the needs of more than one neighborhood. It is designed to serve community residents within a radius of up to 3.5 miles. The term "community park" includes any related recreational facilities, and can be publicly or privately owned.

COMPLETE STREETS: Roads including adjacent sidewalks and shared use paths that are designed and operated to enable safe access and travel for all users, which may include pedestrians, bicyclists, transit riders, and motorists. Complete Streets incorporate different elements based on the different role, function, and characteristic of the facility.

COMPREHENSIVE PLAN: A Comprehensive Plan is a forward-thinking guidance document that acts as a framework for the growth and development of the City. A Comprehensive Plan will lay out goals, objectives and policies for the future of the City and has a typical horizon of 10-20 years.

CONTINUING CARE FACILITIES: A variety of housing options and services designed to meet the changing needs of its residents who require varying levels of care. Housing options typically include independent living units, assisted living facilities, and/or nursing homes.

DENSITY: The number of dwelling units per acre on a building site in the residential and commercial zoning categories. Where the computation of density results in a whole number plus a fraction of dwelling units per acre, the fraction shall be disregarded, i.e. four and nine tenths (4.9) shall mean four (4) dwelling units per acre.

~~DEVELOPMENT STANDARDS: Definitions of any other terms related to development standards shall be as described in "Definition" of the City's Land Development Regulations (LDRs.)~~

DWELLING UNIT: A house, apartment, condominium unit, mobile or manufactured home, group of rooms, or a single room intended for occupancy as a separate living quarter with complete kitchen and bathroom facilities, and with direct access from the outside of the building or through a common hall for use by its occupants.

EDUCATIONAL USES: Activities and facilities for public or private primary or secondary schools; vocational and technical schools; and colleges and universities including all campus buildings, residence halls and dormitories, fraternity and sorority housing, and recreational facilities.

FLOOR AREA RATIO (FAR): A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each commercial and industrial land use category that determines the total gross square feet of a structure as measured from the structure's exterior walls based upon the actual land area of the parcel upon which the structure is to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

GOAL: A goal is an end-state toward which effort is directed. An end-state in this context is a set of economic, social and land use conditions which seem desirable for Dania Beach. Goals are long range and defined in qualitative rather than quantitative terms. In general, they espouse very high ideals about the end-state to be achieved. In effect, goals set the parameters of the study to be made. Goals have scale, scope and substantive dimensions. Goals vary in their substantive, scope and scale characteristics.

GREEN GLOBES: Is an online and on-site green building rating and certification tool that is used primarily in the USA and Canada. Green Globes is licensed for use by the Green Building Initiative (GBI) in the USA for new and existing buildings. There are Green Globes modules for:

- New Construction/Significant Renovations
- Commercial Interiors (i.e. Office Fit-ups)
- Existing Buildings (offices, multi-residential, retail, health care, light industrial)

The Green Globes New Construction assessment can be used for a wide range of commercial, institutional and multi-residential building types including offices, school, hospitals, hotels, academic and industrial facilities, warehouses, laboratories, sports facilities and multi-residential buildings.

GROSS ACRE: ~~Full area of a parcel inclusive of any public rights of way and public property.~~ Means the total number of acres in an area, including acreage used or proposed for streets, lakes, and/or waterways, not including the rivers and canals of the primary drainage system as identified within the BCLUP.

HAZARD MITIGATION: Reducing or eliminating potential losses by breaking the cycle of damage, reconstruction, and repeated damage.

HEAVY INDUSTRIAL: Business whose activities are predominantly connected with manufacturing, assembling, processing, or storage, which business is not included within the definition of Light Industrial

or Marine Industrial. If a particular operation or use cannot be classified as a Light Industrial or Marine Industrial, it shall be classified as Heavy

Industrial. Heavy Industrial Uses can include outdoor operations or storage, and are not limited to communications, electronics, or businesses which manufacture or assemble small machine parts. Heavy industrial uses may also include tractor trailer truck operations and other heavy traffic generator uses.

HOTEL: A Building or part thereof, in which sleeping rooms are offered for rent to the public, and where all charges for food, lodging, and accessory services are paid for by the renter.

Hotels maintain an inner lobby through which all occupants must pass to gain access. Hotel sleeping rooms are accessed solely through interior hallways, even when such units are on ground floors. Guests frequently stay more than one (1) night. Hotels typically include amenities that cater to longer- term guests, such as exercise rooms, spas, restaurants, meeting rooms, ballrooms, convention facilities, reading areas, and limited shopping areas. Hotels cater to transient occupancy, and may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants. Two hotel rooms are equivalent to one residential unit.

LEED: Leadership in Energy and Environmental Design is redefining the way we think about the places where we live, work and learn. As an internationally recognized mark of excellence, LEED provides building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. www.usgbc.org.

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS shall indicate the capacity per unit of demand for each public facility or performance measures for road traffic or stormwater facilities.

LIGHT INDUSTRIAL USE: Business activity which is predominantly connected with assembling or storage of small machine parts, electronics, and communications equipment where all activities are carried on within an enclosed building, and deliveries and pickups are made from enclosed trucks or vans. Light industrial operations are typically of a size, scale, and character which are virtually indistinguishable from operations conducted in office buildings, commercial buildings, and commercial-office parks and complexes.

The equipment used in the light industrial manufacturing process does not include the use of large machines, generate significant emissions of toxic or regulated gases, or use bulk chemical combinations. Light industrial buildings typically do not have smokestacks and on-site bulk chemical mixing is not contemplated. Light Industrial business operations may not produce nuisances such as noise, heavy truck traffic, fumes, vibration, glare, or other criteria which would be incompatible with residential or upscale commercial use. Primary functions in Light Industrial Use relate to an activity other than manufacturing.

MANUFACTURED HOME: A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the site, bearing a label certifying that it is built in compliance with the federal manufactured housing construction and safety standards, or inspected by an approved inspection agency conforming to the requirements of HUD, and bearing an insignia of approval.

MARINE INDUSTRIAL: Marine industrial uses are designed to accommodate recreational marine and marine-related industries which, when necessary (for example, as a result of the size of the boat or yacht) and allowed, may take place outside of a building. Included are light industrial and research uses that are conducted within completely enclosed buildings and which have limited impact outside of buildings. Marine Industrial uses include marinas; boat and yacht dealers and showrooms; boat and yacht brokers; repair and building of boats, yachts, and marine engines and equipment; sail making and repair; storage, repair, and building of marine parts and accessories; boat and yacht cleaning, maintenance, and painting; and transportation and ticketing facilities.

MOTEL: A building, or series of buildings, being attached, semi-detached, or detached, in which sleeping rooms are offered for rent to the public, and where all charges for food, lodging, and accessory services are paid for by the renter, and where each unit has convenient exterior access to a parking space for the use of the unit's occupants. Access to sleeping rooms is from the exterior of the building as opposed to the interior. Except for a dwelling unit for the manager or caretaker, the rental sleeping rooms are primarily for the transient use of motor vehicle travelers who typically stay one night. These units may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants. Two motel sleeping rooms are equivalent to one residential unit.

MULTI-FAMILY DWELLING: multiple separate dwelling units contained within one building or several buildings excluding single family attached dwellings.

MULTIMODAL TRANSPORTATION SYSTEM: The system which provides safe and efficient movement of people, goods, and services by more than one mode of transportation.

NEIGHBORHOOD PARK: A park that serves the residents of a neighborhood and is accessible to bicyclists and/or pedestrians. It is designed to serve the population of a neighborhood in a radius of up to one-half mile. Neighborhood parks include any related recreational facilities, and can be publicly or privately owned.

NET ACRE: "Net acre" means ~~parcel area exclusive of public right-of-way~~ the entire acreage of the site located inside the parcel boundary.

OBJECTIVES: Objectives, like goals, are end-states toward which effort is directed. The dictionary definition of the two terms makes them synonymous. However, for our purpose the term "objective" will be used to further define the goals. Objectives will be milestones toward achieving the end-state. Objectives can be defined on a number of levels, but the most important distinction is between quantitative and qualitative objectives.

OPEN SPACE: Areas open to the sky that are partly or completely covered with grass, trees, shrubs, other vegetation or water, or if partially or completely paved serve to shape or enhance urban form or provide for public use. Open spaces have little to no vertical structures and can be publicly or privately owned. Open spaces include parks, transportation corridor parkways, vegetated buffers, shared use paths, plazas, courtyards, squares and areas that provide stormwater management.

PARK: A site that provides opportunities to partake in active or passive recreational activities, including structures associated with a park's recreational activities.

PEAK HOUR PEAK DIRECTION CAPACITY: The maximum number of vehicles that can pass a given point in one direction on a road under given traffic and road conditions per the FDOT Quality/Level of Service Handbook in one hour.

PENAL, CORRECTIONAL, AND RE-ENTRY FACILITIES: Penal, Correctional, and Re-Entry Facilities, regardless of whether they are publicly, privately, or charitably owned, operated, or subsidized, include jails, correctional facilities, detention facilities, prison release facilities, convict or prisoner rehabilitation or social re-introduction

facilities (e.g., “halfway houses", supervised or structured living, working, or educational facilities), or facilities where residents are not confined or restrained but are free to leave the facility for work or personal needs subject to operative rules controlling residency on the premises and where community-based treatment to persons referred by the Federal Bureau of Prisons, a State Department of Corrections, or like federal or state agency, who need re-entry into the community, including drug and alcohol counseling and job placement assistance. The terms "hotel" or "motel,” or "police protective facility," or "Community Facility" do not apply to this use.

POLICIES: Policies are often confused with goals and objectives. Indeed, most objectives can be rewritten as policies and most policies can be rewritten as objectives. It is easy to distinguish the two, if one considers objectives to be static end-states and always written in the infinitive verb form: e.g., to be, to do, to provide. On the other hand policies are guides to action that control present and future decision making. Policies are almost always written in the present or future-perfect tense with an auxiliary condition to the verb to express obligation, propriety, expediency and expected behavior. A policy is normally implemented by law, rule, procedure or some other formal guide for action and is not discretionary but mandatory.

PROGRAM: For purposes here, a program is a sequence of efforts to achieve an objective in a specific substantive area, such as housing, recreation programs, etc. A program in its broadest definition is a sequence of efforts to be performed toward any objective or goal.

QUALITATIVE OBJECTIVES: Such objectives have characteristics similar to those of goals. They are defined in general terms. They have a long, usually undefined timeframe. They are however, more specific as to task than goals.

QUANTITATIVE (OPERATIONAL) OBJECTIVES: These objectives further define the steps to be taken toward the goal and, in addition, provide measures for determining the effectiveness of the effort.

RECREATIONAL USES: Areas and development used for leisure time activities and sports in an indoor or outdoor setting, including parks.

RESIDENT: A person who makes his or her home in a particular place for most of the year or for a portion of the year, including a seasonal resident.

RESIDENTIAL USES: Land uses consisting of dwelling units, including mobile and manufactured homes. Residential uses include assisted living facilities and group homes.

RESILIENCE: The capacity to cope with hazards and stresses in a timely and efficient manner by responding, adapting, and transforming in ways that restore, maintain, and even improve essential functions, structures, and identity, while retaining the capacity for growth and change; and the ability of the transportation system to adapt to changing conditions and prepare for, withstand, and recover from disruption. The concept of resilience is closely related to the concept of hazard mitigation.

RIGHT-OF-WAY: Land dedicated or required for a transportation or utility use that a government entity owns in fee simple or over which it has an easement.

SENIOR HOUSING: Age-restricted dwelling units for older adults, aged 55+, who are able to care for themselves.

SHARED USE PATH: A paved facility for use by pedestrians, bicyclists, and/or other users that is separated from vehicular traffic. Golf carts may be used on shared use paths in certain areas, under certain circumstances.

SINGLE FAMILY ATTACHED DWELLING: A single dwelling unit physically attached to other buildings, dwelling units, or structures through one or more shared walls.

SINGLE FAMILY DETACHED DWELLING: A single dwelling unit not physically attached to other buildings, dwelling units, or structures.

SOLID WASTE FACILITIES: The term "solid waste facilities" means structures or systems designed for the storage, collection, processing, recycling, or disposal of solid waste, including hazardous waste, industrial waste, construction and demolition waste, and biomedical waste. The term includes processing plants, recycling plants, disposal yards, landfills (of any class), compost areas (excluding residential backyard composting), composting facilities, construction and demolition debris recycling areas, construction and demolition debris recycling facilities, materials recovery facilities, monofils, solid waste combustors, solid waste disposal facilities, solid waste management facilities, tire recycling areas or facilities, volume reduction plants, waste tire collection centers, waste tire collectors, waste tire processing facilities, and waste tire sites. See Florida Administrative Code section 62-701 for the definitions of the foregoing terms.

STRATEGY: A strategy applied in this context is the marshalling of all efforts toward achieving all of the end-states embodied in objectives or policies in a manner where those efforts reinforce and support one another. A strategy is thus a comprehensive statement of policy and programs presented in a manner that achieves the desired end-states most efficiently and effectively.

SUSTAINABLE COMMUNITY: An urban area with a long term planning and management vision that incorporates a multi-modal transportation network; walkable, mixed use patterns of development; denser development where infrastructure exists; civic spaces and interconnected open spaces for recreation; economic vitality and job choices; choices in housing price and size; a quality educational system; and a unique identity.

SUSTAINABLE DEVELOPMENT: Development that meets present-day needs without compromising the ability of future generations to satisfy their own requirements. It aims to improve individuals' living conditions while preserving their environment in the short, medium and – above all – long term. The objective of sustainable development is threefold: development that is economically efficient, socially fair and environmentally sustainable.

UTILITIES: The term "Utilities" means those facilities needed to serve, or which constitute a public or private utility. The term "Utilities" is limited to lines, valves, wells, water treatment plants, and injection wells which comprise a water service utility needed to serve Dania Beach citizens; gravity mains, force mains, manholes, lift stations, monitoring stations, needed to serve Dania Beach residents; electrical lines, poles, substations and transmission facilities which comprise an electric power utility needed to service Dania Beach residents; lines, valves, and equipment which comprise a liquid gas utility infrastructure needed to serve Dania Beach residents; lines, switching facilities, poles, communications towers, antennas and other appurtenances for telephone utility infrastructure to service Dania Beach residents; and lines, hub facilities, and satellite earth station receiving facilities, and other appurtenances necessary to comprise a cable television utility to service Dania Beach residents. Unless expressly indicated within a Future Land Use Element, the word "utilities" will not include plants for electric, gas, or telephone service, or solid waste facilities.

The following definitions were relocated from the City's Transportation Element.

ANNUAL AVERAGE DAILY TRAFFIC (AADT): The volume passing a point or segment of a highway in both directions for one year divided by the number of days in the year (Level of Service Manual, Florida DOT, 1995).

BACKLOGGED ROADWAYS: Those roads that are operating at a level of service below the minimum level of service standards, not programmed for construction in the first three years of FDOT's adopted work program or the five-year schedule of improvements

contained in a local government's capital improvement element, and not constrained (Level of Service Manual, Florida DOT, 1995).

BICYCLE AND PEDESTRIAN WAYS: Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded ~~(Rule 9J5FAC)~~. Bicycle lane. A portion of a roadway that has been designed by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists (Transportation Expressions, U.S. DOT, 1996).

BICYCLE PATH: A bikeway physically separated from motorized vehicular traffic by an open space or barrier and located either within the highway right-of-way or within an independent right-of-way (Transportation Expressions, U.S. DOT, 1996).

BICYCLE ROUTE: A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and information markers, with or without a specific bicycle route number (Broward County Bicycle Facilities Network Plan, 1996).

BLUEWAY: A waterway which has been designated for conservation, recreation, or both and which may be connected with greenway hubs, sites, and linkages. (CNPD)

BROWARD COUNTY TRAFFICWAYS PLAN: The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County ~~(Land Development Code)~~. The Broward County Trafficways Plan is a roadway right-of-way preservation plan. To accommodate the impacts of new development, right-of-way is required of developing parcels to provide for an adequate regional roadway network (Documentation of the Broward County Trafficways Plan, Broward County Planning Council).

CARPOOL AND VANPOOL: Carpool is an arrangement where two or more people share the use and cost of privately owned automobiles in traveling to and from pre-arranged destinations together, and vanpool is an arrangement in which a group of passengers share the use and cost of a van in traveling to and from pre-arranged destinations together (Transportation Expressions, U.S. DOT, 1996).

CAPACITY: The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour. (Highway Capacity Manual, Special Report 209, Transportation Research Board, 1994).

COMMITTED TRIP: A trip generated within the Traffic Review and Impact Planning System (TRIPS) model from an approved but not built development (Land Development Code, Broward County, 1997).

COMPACT DEFERRAL AREA: The geographic area which is a two (2) mile band having a centerline, which is coincident with the centerline of the congested link, extends parallel to the congested link for a distance of one-half (½) mile beyond each end point of the congested link (Land Development Code, Broward County, 1977).

CONCURRENCY: The provision of insuring that the necessary public facilities and services to maintain the adopted public transit level of service standards are available when the impacts of development occur. Transportation, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public education are the only public facilities and services subject to the Broward County concurrency requirement. The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

CONCURRENCY MANAGEMENT SYSTEM: The procedures or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development ~~(Rule 9J5FAC)~~.

CONSTRAINED ROADWAYS: Roads that cannot be expanded by the addition of two or more through-lanes because of physical, environmental or policy constraints (Level of Service Manual, Florida DOT, 1995).

DEMAND FLOW RATE: The traffic flow rate that now wants or at some future time is expected to want to travel over a point on or section of a highway for a 15-minute period, expressed in vehicles per hour (Level of Service Manual, Florida DOT, 1995).

DEMAND RESPONSE TRANSIT SERVICE: Non-fixed-route service utilizing vans or buses with passengers boarding and alighting at pre-arranged times at any location within the systems service area (Transit Fact Book, American Public Transit Association, 1996).

FACILITY AVAILABILITY: Whether or not a facility is available in a manner to satisfy the concurrency management system ~~(Rule 9J-5 FAC)~~.

FEEDER ROUTE: A transit route which has the characteristics of traveling on local streets, utilized for shorter trip lengths and transfer connections (Transportation Expressions, U.S. DOT, 1996).

FIXED-ROUTE SERVICE: Transit service provided on a repetitive, fixed-scheduled basis along a specific route, with vehicles stopping to pick-up and deliver passengers to specific locations; each fixed-route trip

serves the same origins and designations, unlike demand response and taxicabs (Transportation Expressions, U.S. DOT, 1996).

FLORIDA INTRASTATE HIGHWAY SYSTEM: A statewide network of limited-access and controlled-access highways designed with general-use and exclusive-use lanes to accommodate Florida's high speed and high volume highway traffic (Level of Service Manual, Florida DOT, 1995).

FUNCTIONAL AREA COVERAGE: A ½ mile corridor surrounding a bus route, ¼ mile in each direction.

GREENWAY: A corridor of protected open space established for conservation, recreation or both which may contain a pedestrian path or bikeway. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

HEADWAY: The time interval between transit revenue vehicles passing a specific location (Transportation Expressions, U.S. DOT, 1996).

INTELLIGENT TRANSPORTATION SYSTEM (ITS): Use of computer and communications technology to facilitate the flow of information between travelers and system operators to improve mobility and transportation productivity, enhance safety, maximize the use of existing transportation facilities, conserve energy resources and reduce adverse environmental effects; including concepts such as "freeway management systems," "automated fare corrections" and "transit information kiosks" (Atlanta ITS, Georgia DOT, 1997).

INTERMODAL FACILITY: An intermodal facility is a single or closely related transportation facility used by two or more modes of transportation. Intermodal system is one providing connections between different modes, such as adequate highways to ports or bus feeder services to rail transit; individual modes working together to provide the user with the best choices of services (Corridor Management Procedure, FDOT, 1996).

~~LEVEL OF SERVICE: An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility (Rule 9J5FAC).~~

LIMITED ACCESS FACILITY: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access ~~(Rule 9J-5 FAC)~~.

LINKED TRIP: A trip from origin to destination on the transit system. Even if a passenger must make several transfers during a journey, the

trip is counted as one linked trip on the system (Transportation Expressions, U.S. DOT, 1996).

MAJOR PUBLIC TRANSIT TRIP GENERATORS OR ATTRACTORS: Major trip generators or attractors are concentrated areas of intense land use or activity that produces or attracts a significant number of local trip end ~~(Rule 9J5FAC)~~. For public transit, a site which attracts a substantial number of person trips per day. Defined here as meeting or exceeding the following thresholds: Office parks - 100,000 sq. ft. GLA; shopping centers - 500,000 sq. ft.; schools - 1000 students; major employers - 1000 employees; health facilities - 100 beds (Broward County Comprehensive Plan 1989).

MODAL SPLIT: The proportion of total person trips that use each of various specified modes of transportation (Transportation Expressions, U.S. DOT, 1996).

MULTIMODAL SYSTEM: A transportation system consisting of more than one mode of travel to serve transportation needs in a given area (Corridor Management Procedure, FDOT, 1996).

OPERATING REVENUE: For public transit, revenue from various sources including the farebox, pass sales, contracted service, advertising revenue, and other revenue generated through the activity of operating the transit system; and the amount of money which a carrier receives from transportation operations (Transportation Expressions, U.S. DOT, 1996).

PARATRANSIT: Transit services which are characterized by their nonscheduled, non-fixed route nature such as ride sharing, car or van pools, demand responsive buses, and other public transit services ~~(Rule 9J-5 FAC)~~.

Planning analysis hour factors (K100). The ratio of a highway section's volume in the year's 100th highest volume hour to its annual average traffic volume. In developed areas the year's 100th highest volume hour represents a typical weekday peak traffic hour during the area's peak travel season, i.e., that area's peak season "rush" hour, usually in the late afternoon. The K100 factor refers to a demand volume, not necessarily a measured volume.

PUBLIC TRANSIT: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail; rail rapid transit; light rail transit; light guideway transit; express bus; and local fixed route bus ~~(Rule 9J-5 FAC)~~.

~~RECREATIONAL TRIP: A trip for leisure, relaxation, or enjoyment purposes, as opposed to utilitarian purposes. (1989 Broward County Comprehensive Plan, Broward County Comprehensive and Neighborhood Planning Division).~~

REGIONAL ACTIVITY CENTER: A compact, high intensity, high density multi-use area designated as appropriate for intensive growth by the local governments, which may include: retail; office; cultural, recreational and entertainment facilities; hotels and motels; or appropriate industrial activities (Strategic Regional Policy Plan For South Florida, South Florida Regional Planning Council, 1995).

~~RIGHT-OF-WAY: Land in which the state, a county, or a municipality own the fee simple title or has an easement dedicated or required for a transportation or utility use (Rule 9J5FAC).~~

ROADWAY FUNCTIONAL CLASSIFICATION: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

ARTERIAL ROAD: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road ~~(Rule 9J-5FAC)~~.

PRINCIPAL ARTERIAL: A roadway which serves the major centers of activity of urbanized areas, the highest traffic volume corridors. It carries most of the trips entering and leaving the urban area, as well as most of the through movements bypassing the central city.

It could be stratified as follows: (1) interstate; (2) other freeways and expressways; and, (3) other principal arterials (A Policy on Geometric Design of Highways and Streets, 1990, American Association of State Highway and Transportation Officials).

MINOR ARTERIAL: A roadway which interconnects with and augments the urban principal arterial system (A Policy on Geometric Design of Highways and Streets, 1990, American Association of State Highway and Transportation Officials).

COLLECTOR ROAD: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads ~~(Rule 9J-5 FAC)~~.

LOCAL ROAD: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property ~~(Rule 9J-5 FAC)~~.

STRATEGIC INTERMODEL SYSTEM (SIS): The Florida transportation system composed of transportation corridors and facilities of statewide and interregional significance that play an important role in the

movement of people and goods (The Strategic Intermodal System, Florida Department of Transportation, 2005).

TERMINAL: Any location where passenger or freight either originates, terminates, or is handled in the transportation process; or where commercial motor carriers maintain operating facilities (Transportation Expressions, U.S. DOT, 1996).

TIMED-TRANSFER: Transit system design whereby buses are scheduled to meet at designated locations to facilitate transferring (Transportation Expressions, U.S. DOT, 1996).

TRAFFIC REVIEW AND IMPACT PLANNING SYSTEM (TRIPS) MODEL: A computer model maintained in the Broward County Development Management Division which accounts for the traffic from approved but not built development. See Committed Trip (Land Development Code, Broward County, 1997).

TRANSFER STATION: A fixed location where passengers interchange from one route or vehicle to another (Transportation Expressions, 1996).

TRANSITWAY: A dedicated right-of-way, most commonly in a mall, that is used by transit units, usually mixed with pedestrian traffic (Transportation Expressions, U.S. DOT, 1996). Transit Oriented Development (TOD). Development reflecting a design philosophy that encourages development from the ground up with transit in mind; emphasizing securing a high density level, combining a mix of uses, utilizing a hierarchy of streets and designing at a human scale to maximum the potential for transit use within a community (Strategic Regional Policy Plan for South Florida, SFRPC, 1995).

~~TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): A specific geographic area, or areas, delineated in the local government comprehensive plan for urban infill development, for urban redevelopment, and for downtown revitalization within the designated central business district that could be excepted from the traffic circulation concurrency requirements (Rule 9J-5.0055 FAC).~~

TRANSPORTATION CONCURRENCY MANAGEMENT AREA (TCMA): A compact geographic area with existing or proposed multiple, viable alternative travel paths or modes for common trips. The purpose of this optional alternative transportation concurrency approach is to promote infill development or redevelopment within selected portions of urban areas in a manner that supports the provision of more efficient mobility alternatives, including public transit ~~(Rule 9J-5 FAC).~~ Transportation corridors. Major routes used for moving people and goods by one or more transportation option (Strategic Regional Policy Plan for South Florida, SFRPC, 1995).

TRANSPORTATION DEMAND MANAGEMENT (TDM): Strategies and techniques that can be used to increase the efficiency of the transportation system. TDM focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs; flexible work hours; telecommuting; shuttle services; and, parking management ~~(Rule 9J-5 FAC)~~.

TRANSPORTATION DISADVANTAGED: Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities ~~(Rule 9J-5FAC)~~.

TRANSPORTATION SYSTEM MANAGEMENT (TSM): A range of improvement strategies that are non-facility and low-capital oriented to make the existing transportation system operate more efficiently. TSM techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system in the short range ~~(Rule 9J-5 FAC)~~.

TRUNK LINE: A transit route which travels longer distances, primarily along arterial roads, with few deviations (Transportation Expressions, U.S. DOT, 1996).

UNLINKED TRIP: The number of passengers who board public transportation vehicles. Transit trip taken by both initial boarding and transfer passengers (Transportation Expressions, U.S. DOT, 1996).

URBAN INFILL: For roadway concurrency purposes, development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area (Section 163.3164, F.S.).

UTILITARIAN TRIP: A trip for work or errand purposes, as opposed to recreational purposes. (1989 Broward County Comprehensive Plan, Broward County Comprehensive and Neighborhood Planning Division).

VOLUME-TO-CAPACITY (V/C) RATIO: The ratio of demand flow to capacity for a highway (Level of Service Manual, Florida DOT, 1995).

WIDE CURB LANE: The outermost lane of a roadway, for vehicle travel, which is expanded from the standard 12 feet width to at least 14 feet in order to accommodate bicycle travel. Wide curb lanes are not designated by striping or pavement markings. (1989 Broward County

Comprehensive Plan, Broward County Comprehensive and Neighborhood Planning Division).110% Maintain. It shall mean that the number of trips on a road segment shall not exceed 110% of the number of actual trips in the road segment plus the number of committed trips in the TRIPS model approved as of October 1, 1996.

ACRONYMS

AAA:	Adaption Action Areas
ADA:	Americans with Disabilities Act
ADD:	Average Daily Demand
ARA:	Annexation Reserve Area
ASR:	Aquifer Storage and Recovery
AWWA:	American Water Works Association
BAS:	Biscayne Aquifer System
CCCL:	Coastal Construction Control Line
CDBG:	Community Development Block Grant
CIP:	Capital Improvement Program
CIS:	Capital Improvement Schedule
CO:	Certificate of Occupancy
CRA:	Community Redevelopment Agency
FAC:	Florida Administrative Code
FAR:	Floor Area Ratio
FAS:	Florida Aquifer System
FAU:	Florida Atlantic University
FBC:	Florida Building Code
FDEP:	Florida Department of Environmental Protection
FDOT:	Florida Department of Transportation
FEC:	Florida East Coast Railroad
FGBC:	Florida Green Building Coalition
FLU:	Future Land Use
FS:	Florida Statutes
GHG:	Greenhouse Gas
GIS:	Geographic Information System
GOPS:	Goals, Objectives, Policies
GPCD:	Gallons per capita per day
GPM:	Gallons per minute
HUD:	U.S. Department of Housing and Urban Development
ISBA:	Interlocal Service Boundary Agreement
kWh:	Kilowatt-hour
LDR:	Land Development Regulations
LEC:	Lower East Coast (Florida)
LED:	Light-emitting diode
LEED:	Leadership in Energy and Environmental Design

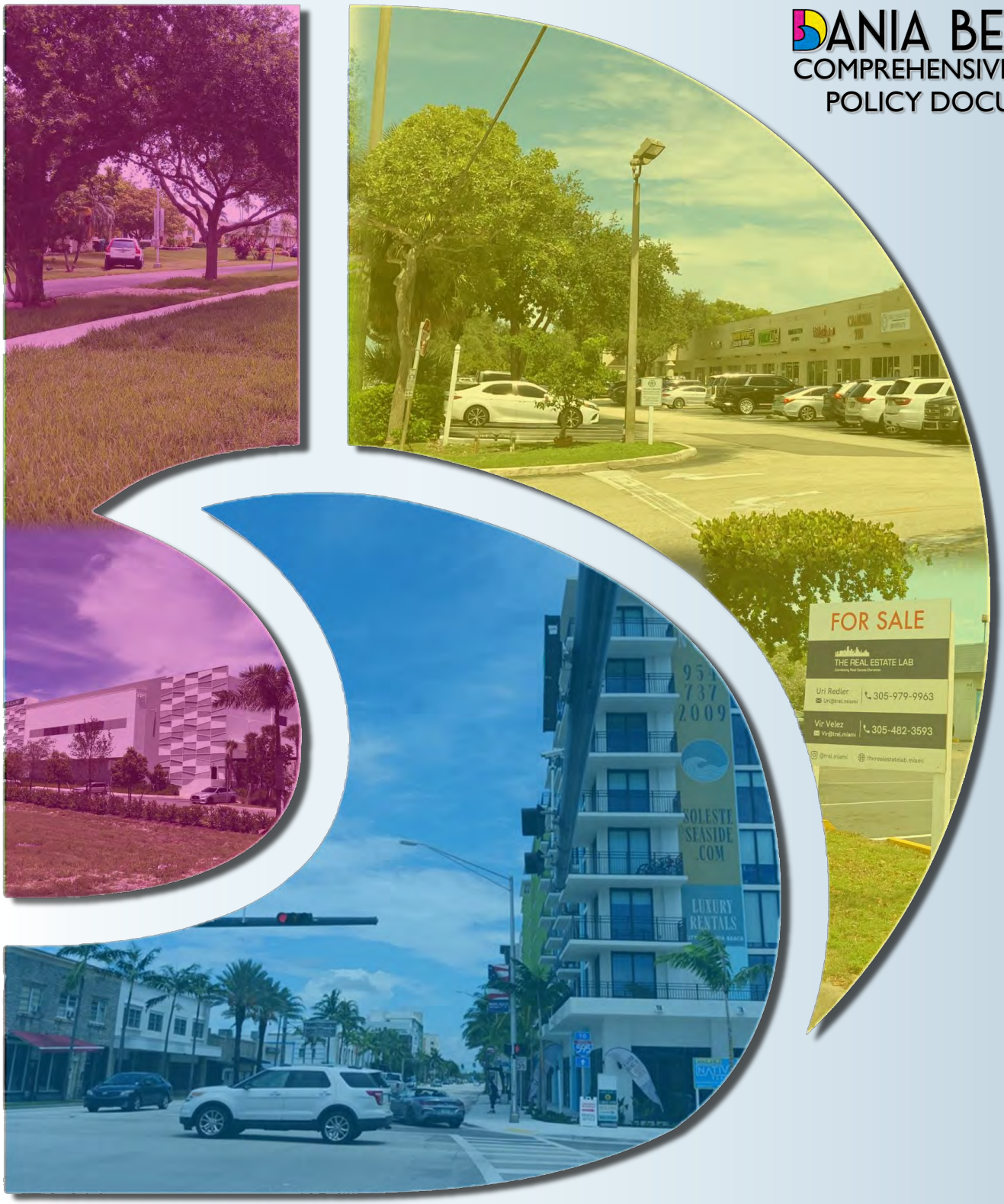
LMS: Local Mitigation Strategy
LOS: Level of Service
MDD: Maximum Day Demand
NPDES: National Pollutant Discharge Elimination System
PPH: Population per household
PSI: Per square inch
PSIG: Per square inch gauge
SAS: Surficial Aquifer System
SEFTC: Southeast Florida's Transportation Council
SFWMD: South Florida Water Management District
SHIP: State Housing Initiative Partnership
SIS: State Intermodal System
SLOSH: Sea, Lake, and Overland Surges from Hurricanes
SNMREC: Southeast National Marine Renewable Energy Center
SWA: Solid Waste Authority
ULDC: Unified Land Development Code
USGS: United States Geological Survey

The following acronyms were relocated from the City's Transportation element.

AADT: Annual Average Daily Traffic
ADA: Americans with Disabilities Act
ADT: Average Daily Traffic
ASV: Annual Service Volume
BCLDC: Broward County Land Development Code
BCT: Broward County Transit
CDA: Compact Deferral Area
CMP: Congestion Management Plan
CMS: Concurrency Management System
COE: United States Army Corps of Engineers
COFC: Container-on-flatcar
CPTED: Crime Prevention through Environmental Design
CSX: Coastal Seaboard Railroad
DCA: Florida Department of Community Affairs
DMT: Broward County Division of Mass Transit
DPC/CME: Deepwater Port Component of the Coastal Management Element
DRI: Development of Regional Impact
EIS: Environmental Impact Statement
FAA: Federal Aviation Administration
FAC: Florida Administrative Code
FAR: Federal Aviation Regulation
FBO: Fixed Base Operator
FCTD: Florida Commission for the Transportation Disadvantaged
FDOT: Florida Department of Transportation

FEC:	Florida East Coast Railroad
FIHS:	Florida Intrastate Highway System
FLL:	Fort Lauderdale/Hollywood International Airport
FOX:	Florida Overland Express
FRA:	Federal Railroad Administration
FS:	Florida Statutes
FSUTMS:	Florida Standard Urban Transportation Model Structure
FTPK:	Florida Turnpike
FXE:	Fort Lauderdale Executive Airport
HOV:	High Occupancy Vehicle
ICW:	Intracoastal Waterway
ITS:	Intelligent Transportation System
LOS:	Level of Service
MIS:	Major Investment Study
MLW:	Mean Low Water
MPH:	Miles per hour
MPO:	Metropolitan Planning Organization
NFNR:	North Fork New River
PAL:	Planning Activity Level (airport)
PJA:	Port Jurisdictional Area
SFNR:	South Fork New River
SFRC:	South Florida Rail Corridor
SFRPC:	South Florida Regional Planning Council
SIS:	Strategic Intermodal System
SSPP:	Safety System Program Plan
TAZ:	Traffic Analysis Zone
TCC:	Broward County Metropolitan Planning Organization's Technical Coordinating Committee
TCEA:	Transportation Concurrency Exception Area
TCMA:	Transportation Concurrency Management Area
TCRA:	Tri-County Commuter Rail Authority
TDM:	Transportation Demand Management
TE:	Transportation Element
TEU:	Trailer Equivalency Unit
TIP:	Transportation Improvement Programs
TOD:	Transit Oriented Development
TOPS:	Transportation Options Program
TOFC:	Trailer-on-flatcar
TRIPS:	Traffic Review and Impact Planning System
TSM:	Transportation System Management
USDOT:	United States Department of Transportation
V/C:	Volume to Capacity ratio

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



FUTURE LAND USE ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

1. FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal: 1.1 **~~The goal of the future land use element of the City of Dania Beach will be provision of land uses which will maximize economic benefits for the community, be sensitive of the natural environment and minimize any threat to the health, safety and welfare of the community and its residents.~~ Provide for the sustainable development and redevelopment of suitable and compatible land uses to preserve and promote quality of life while protecting its natural resources and maximizing economic benefits.**

Objective: ~~I~~ 1.1.1 **Maintain land development regulations ~~shall be maintained which~~ to promote orderly growth, development, and placement of land uses, ~~which will~~ to encourage a mix of residential types and provide good quality of life for the residents ~~of the City of Dania Beach~~. Coordinate all future land use decisions with the appropriate topography and soil conditions, the availability of facilities and services, considering flood risk, and land use designations as per the Future Land Use Map.**

Policy: ~~1.1~~ 1.1.1.1 Provide for a mix of residential communities ~~which will~~ to promote a diverse population and a healthy environment. Continue to maintain regulations (subdivisions, zoning, signage etc.)to guide future land use configurations so as to preserve topography and soils; require facilities and services; and, protect against seasonal and periodic flooding.

Policy: ~~1.2~~ 1.1.1.2 Provide commercialized activities ~~will be provided~~ to serve the residents of the community.

Policy: ~~1.3~~ 1.1.1.3 The City's Land Development Regulations shall conform to, and implement, the use, density and intensity standards as outlined onTable FLU-1 below:

Table FLU-1. Future Land Use Designations, Density and Intensity

Standards *(Please note the following FLUE designation and related information are exiting designation and being relocated in the table below)*

FLU Designations		**Maximum Density and Intensity**
~~Uses Zoning Districts~~		
Estate Residential	Residential units	1 unit per acre
Irregular Res Density (10)	Residential units	10 unit per acre
Irregular Res Density (15)	Residential units	15 unit per acre
Irregular Res Density (17)	Residential units	17 unit per acre
Irregular Res Density (21)	Residential units	21 unit per acre
Irregular Res Density (23)	Residential units	23 unit per acre
Irregular Res Density (49)	Residential units	49 unit per acre
Irregular Res Density (50)	Residential units	50 unit per acre
Irregular Res Density (6.0)	Residential units	6.0 unit per acre
Irregular Res Density (12-13)	Residential units	(12-13) unit per acre
Low (2) Density Residential	Residential units	2 units per acre

Low (3) Density Residential	Residential units	3 units per acre
Low (5) Density Residential	Residential units	5 units per acre
Low - Medium Density Residential	Residential units	10 units per acre
Medium Density Residential	Residential units	16 units per acre
Medium - High Density Residential	Residential units	25 units per acre
Commercial	Business, office, retail, service, and other commercial enterprises which support the resident and tourist populations of Dania Beach.	Maximum Building Coverage 75%
Office Park	Planned office complexes and corporate headquarters in Dania Beach. Office Park areas should ensure a campus like atmosphere with substantial buildings and ample open space.	Maximum Building Coverage 75%
Commercial Recreation Use	Accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, most of these facilities were conceived as profit-making enterprises.	Maximum Building Coverage 75%

Industrial Use	Although other uses are permitted in areas designated industrial, at least eighty (80%) percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.	Maximum Building Coverage 85%
Employment Center Use	Employment Center areas are designated on the Dania Beach Land Use Map to encourage non-residential development, compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of Dania Beach's economy as well as high technology and service-based activities.	Maximum Building Coverage 75%
Recreation and Open Space Use	The primary intent of the recreation and open space category is to accommodate recreation and open space uses to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.	Maximum Building Coverage 25%
Community Facilities Use	Community Facilities areas are designated on the Future Land Use Plan Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.	Maximum Building Coverage 75%
Transportation Use	Existing airports, Port Everglades, and existing and proposed expressways are designated	

	transportation on the Future Land Use Plan Map.	
Communication Facilities	Communication facilities such as television and radio stations and relay structures and telephone facilities are not specifically designated on the Future Land Use Plan Map as a separate category.	Maximum Building Coverage 75%
~~Special Residential Facilities~~ **Utilities Use**	~~Special Residential Facilities development such as group homes and foster care facilities are defined by category type on permitted use section and are subject when applicable, to the Special Residential Facilities provisions and allocation of flexibility, or bonus sleeping rooms. Dania Beach may permit a maximum of one hundred (100) "bonus" sleeping rooms consistent with Broward County Ordinance 85-92, which are permanently dedicated to Special Residential use without allocating density.~~ Designated on the Future Land Use Plan Map to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of Dania Beach. Utilities are also allowed in areas designated residential, commercial, office park, industrial, and employment center.	Maximum Building Coverage 75%
Conservation Use	Conservation areas are designated on the Future Land Use Plan Map to protect natural reservations.	

Regional Activity Center Use	The intent of the Regional Activity Center land use designation is to encourage attractive and functional mixed living, working, shopping, education and recreational activities in the Dania Beach Community Redevelopment Area. The development of the Regional Activity Center shall be guided by the Community Redevelopment Agency's Redevelopment Plan and the policies hereunder.

Policy: ~~1.4~~ 1.1.1.4 Clean, light, industrial development will be encouraged to support the tax base for the community and to provide a wide range of employment for residents of the community.

Policy: ~~1.5~~ 1.1.1.5 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports. ~~(B.C.P. #03.01.02)~~

Policy: ~~1.6~~ 1.1.1.6 In order to ensure sufficient amounts of industrial land are available to meet Dania Beach's future needs, those lands enjoying a future land use industrial designation on the Future Dania Beach Land Use Plan Map shall not be utilized for non-industrial purposes, except where in conformance with the Industrial Permitted Use subsection of the Plan Implementation Requirements section of the Dania Beach Land Use Plan. ~~(B.C.P. #03.01.04).~~

Policy: ~~1.7~~ 1.1.1.7 Significant industrial land is currently available. The City will encourage light/marine oriented industrial uses as an alternative to traditional industrial uses.

Policy: ~~1.71~~ 1.1.1.8 Heavy Industrial Uses. The City shall not encourage additional Heavy Industrial Development. After January 1, 1999, Heavy Industrial Uses will be allowed only when they offer significant gains and opportunities to the City (in terms of employment opportunity, increased tax base, an enhancement to the City's growing reputation as a significant commerce location for the Marine Industry, or the provision of services and goods deemed necessary and desirable for Dania Beach's citizenry as

distinguished from the citizens of Broward County or Southeast Florida), and when industrial facilities are planned, designed, and built to minimize adverse secondary impacts of noise, outdoor activities, environmental pollution, vibration, dust, odors, traffic generation, or other physical activity. In evaluating heavy Industrial Use development, the City may require more than the minimum setback, landscaping, open space, and pervious area requirements, and less than the otherwise maximum allowable building height and lot coverage requirements to minimize or offset negative secondary impacts.

Policy: ~~1.72~~ 1.1.1.9 Marine Industrial Uses. The City shall encourage additional Marine Industrial development. In doing so, Marine Industrial development shall be planned, designed, and built to be as fully enclosed in buildings as is reasonably possible and to minimize adverse secondary impacts of noise, outdoor activities, environmental pollution, vibration, dust, odors, is generation, or other physical activity. In evaluating Marine Industrial development, the City may require more than the minimum setback, landscaping, open space, and pervious area requirements, and less than the otherwise maximum allowable building height and lot coverage requirements to minimize or offset negative secondary impacts.

Policy: ~~1.73~~ 1.1.1.10 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned land uses. ~~(B.C.P. #08.01.15)~~

Policy: ~~1.8~~ 1.1.1.11 Minimum floor elevation standards shall be consistent with applicable law. ~~for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied citywide for new construction. (B.C.P. #08.01.18)~~

Policy: ~~1.9~~ 1.1.1.12 Areas surrounding existing and proposed airports/heliports shall be planned to promote compatible land uses consistent with the affected elements of the Dania Beach Comprehensive Plan. ~~(B.C.P. 15.03.01)~~

Policy: ~~1.10~~ 1.1.1.13 Within areas surrounding existing or committed airports/heliports, Dania Beach shall not issue development orders for land uses or structures that

are incompatible with airport/heliport uses, pursuant to the Development Review Requirements ~~subsection of the Plan Implementation Requirements section~~ of the Dania Beach Land Use Plan. ~~(B.C.P. #15.03.02)~~

Policy: ~~1.11~~ 1.1.1.14 The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas. ~~(B.C.P. #15.03.03)~~

Policy: ~~1.12~~ 1.1.1.15 Dania Beach shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors. ~~(B.C.P. #15.03.05)~~

Policy: ~~1.13~~ The City shall establish development review procedures to ensure that Crime Prevention Through Environmental Design (CPTED) principles are addressed during the review process. ~~(B.C.P. #14.04.00)~~

Policy: ~~1.14~~ 1.1.1.17 The City's land development regulations shall enable a variety of housing types to accommodate the housing for all income levels in the City of Dania Beach. The City shall encourage the inclusion of low and moderate housing opportunities in large-scale residential developments. ~~(B.C.P. #1.07.03)~~

Objective: ~~II~~ 1.1.2 Land development regulations will be maintained to ~~which will insure~~ ensure that future land amendments will only be permitted provided that ~~an analysis demonstrates that the soils, topography, natural resources and~~ availability of the services are in place.

Policy: ~~2.1~~ 1.1.2.1 Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.

Policy: ~~2.2~~ 1.1.2.2 All facilities will be available and consistent with concurrency requirements as per Section 163.3180 Florida Statutes.

Policy: ~~2.3~~ 1.1.2.3 The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned elementary and secondary education facilities. ~~(B.C.P. # 8.07.01)~~

Objective: ~~III~~ 1.1.3 Available land suitable for the provision of community facilities to support the existing/projected population has been

identified.

Policy: ~~3.1~~ 1.1.3.1 New development shall provide for utility and community facility sites in accordance with the level of service standards of the Comprehensive Plan.

Policy: ~~3.2~~ 1.1.3.2 New park and recreational facilities shall be supplied and tied with new growth in accordance with the level of service standards of the Comprehensive Plan.

Policy: ~~3.3~~ 1.1.3.3 Dania Beach shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the "Community and Regional Parks" subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward Next County Land Use Plan. ~~(B.C.P. #05.02.01).~~

Policy ~~3.4~~ 1.1.3.4 Dania Beach shall adopt and implement those procedures and practices necessary to meet or exceed the minimum parks and open space standards contained with the Broward County Land Use Plan. ~~(B.C.P. #05.02.03)~~

Policy ~~3.5~~ 1.1.3.5 Dania Beach shall address, within its development codes and regulations, the protection of existing and designated parks, recreation and open space lands to ensure such lands are protected from future development. ~~(B.C.P. #05.02.04)~~

Policy ~~3.6~~ 1.1.3.6 Dania Beach shall continue to permit public schools (defined for the purpose of the land use element to mean public schools K through 12), which are classified by this Plan as a type of community facility, in the following land use categories.

a. Residential
b. Community Facilities

Policy ~~3.7~~ 1.1.3.7 Dania Beach will utilize the ~~following~~ Broward County School Board land area guidelines for individual school facilities.

~~a. Elementary school: 12 acres~~
~~b. Middle school: 20 acres~~
~~c. High school: 45 acres~~

Policy ~~3.8~~ 1.1.3.8 Collocation of public schools with other community facilities will be considered when:

a. New or replacement schools are funded in

the School Board's Capital Budget and are adjacent to other existing public facilities.

b. New facilities are funded in the City's Capital Improvement Element and can be located adjacent to public schools and/or

c. Joint use projects are created and implemented.

Policy ~~3.9~~ 1.1.3.9 Dania Beach will encourage the collocation of public facilities such as libraries, parks and community centers with public schools to the extent practical and financially feasible. The following criteria shall be considered for collocating public schools and public facilities.

a. Availability of vacant land of suitable size and dimensions for the collocated public uses;

b. Compatibility of the collocated public uses with the adjacent land uses (ex: noise, odors, glare, debris, dust, traffic, high voltage transmission lines, etc.) and the compatibility of the collocated public uses' future land use designation(s) with the future land use designations of adjacent uses;

c. Availability of infrastructure, public services, (i.e.: roadways, public transit, potable water, sanitary sewer, drainage, and aquifer recharge) and utilities (electricity, gas, etc.);

d. Environmental limitations (i.e.: wetlands, uplands, soil conditions, contaminated sites, potential brownfield sites, etc.);

e. Access approaches, including roadways, public transit, bikeways, recreational trails and pedestrian ways;

f. Proximity to residential areas, particularly urban residential areas, and areas of very low, low and moderate housing; and

g. Demographic base for purposes of encouraging diversity.

Policy ~~3.10~~ 1.1.3.10 Dania Beach shall incorporate provisions in the Land Development Code requiring new nonresidential, located adjacent to an existing or planned public school site, to incorporate features such as walls, solid hedges or increased setbacks where such use would be incompatible with the public school.

Policy ~~3.11~~ 1.1.3.11 Dania Beach shall incorporate provisions in the Land Development Code which provided for safe

pedestrian and bicycle access to schools.

Policy ~~3.12~~ 1.1.3.12 Dania Beach shall utilize the ~~Technical Advisory Committee~~ School Working Group meetings as the mechanism for coordinating the school collocation planning process with the Broward County School Board.

Objective ~~IV~~ 1.1.4 Continue to implement redevelopment and renewal of blighted areas within the Dania Beach CDBG.

Policy ~~4.1~~ 1.1.4.1 On an annual basis provide for a minimum of three (3) rehabilitations of substandard housing units and two (2) new constructions.

Policy ~~4.2~~ 1.1.4.2 Continue to attract employment centers within the target area region.

Policy ~~4.3~~ 1.1.4.3 The City shall evaluate the need for a designated redevelopment area with a reduced level of service for regional roadways in order to promote redevelopment and expansion of employment and housing opportunities for low and moderate-income households. ~~(B.C.P. #14.03.00)~~

Policy ~~4.4~~ 1.1.4.4 Any designated redevelopment areas in the City of Dania Beach shall be served by mass transit facilities. ~~(B.C.P. #14.03.04)~~

Policy ~~4.5~~ 1.1.4.5 To preserve and stabilize neighborhoods within designated redevelopment areas, the City shall evaluate traffic patterns in designated redevelopment areas and implement improvements that promote the appropriate interaction or separation of neighborhood and regional traffic. ~~(B.C.P. # 14.03.06)~~

Objective ~~V~~ 1.1.5 Maintain land development regulations, zoning ordinances and other administrative rules to implement the Comprehensive Plan.

Policy ~~5.1~~ 1.1.5.1 Encourage development to enhance the tax base of the community.

Policy ~~5.2~~ 1.1.5.2 Develop incentives within the land development regulations for quality, resilient development.

Policy ~~5.3~~ 1.1.5.3 Work to streamline the development approval process where practical.

Policy ~~5.4~~ 1.1.5.4 Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan.

Policy ~~5.5~~ 1.1.5.5 Commercial, office, employment center and industrial land uses will be identified in accordance with the Comprehensive Plan.

Policy ~~5.6~~ 1.1.5.6 Dania Beach shall employ its local land use plan and zoning ordinance to establish differing intensities of commercial development compatible with adjacent and surrounding land uses. ~~(B.C.P. #02.04.03)~~

Policy ~~5.7~~ 1.1.5.7 The commercial policies in the Dania Beach Land Use Plans shall form the basis for zoning categories that distinguish between neighborhood, community and regional commercial developments within their respective service areas. ~~(B.C.P. #02.04.06)~~

Policy ~~5.8~~ 1.1.5.8 Community facilities, public facilities uses and sites will be in accordance with the Land Use Element of the Comprehensive Plan.

Policy ~~5.9~~ 1.1.5.9 Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities. ~~(B.C.P. #01.04.02)~~

Policy ~~5.10~~ 1.1.5.10 Dania Beach shall establish a policy framework/foundation upon which land development regulations addressing signage may be based. ~~(B.C.P. #02.06A I)~~

Policy ~~5.11~~ 1.1.5.11 To ensure the adequate provision of public services and facilities, Dania Beach shall take into consideration Dania Beach's tourist population and the seasonal demands placed upon Dania Beach's infrastructure. ~~(B.C.P. # 9.12.02)~~

Policy ~~5.12~~ 1.1.5.12 Dania Beach shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. ~~(B.C.P. #03.04.01)~~

Policy ~~5.13~~ 1.1.5.13 Dania Beach shall continue to enforce the countywide platting requirements of the Broward County Charter and ensure that land development within Broward County meets the minimum

standards of the Broward County Land Development Code. Dania Beach shall adopt land development regulations that require platting at least in those circumstances where Broward County Lan Use Plan ~~this plan~~ requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within their boundaries. ~~adopt land development regulations that require platting at least in those circumstances where the Plan Implementation Requirements section of the Broward County Plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within their boundaries. (B.C.P. #08.02.01)~~

Policy ~~5.14~~ 1.1.5.14 The City shall establish a pool of "Affordable Housing Units" 's equal to 10% of the total available flexibility ~~and reserve~~ units ~~within the City which shall be deducted from the total available flexibility and/or reserve units. (B.C.P. #1.07.04)~~

Objective ~~VI~~ 1.1.6 Natural resources and historic resources shall be maintained at their present levels at a minimum.

Policy ~~6.1~~ 1.1.6.1 Identify historically significant properties within the community on the Future Land Use Map and support the efforts of the Dania Beach Historical Society to designate and protect the identified properties.

Policy ~~6.2~~ 1.1.6.2 Maintain the quality of the existing wildlife habitats and natural resources within the community.

Policy ~~6.3~~ 1.1.6.3 Continue to protect and identify environmentally sensitive lands. Protect any identified future water wellfields in accordance with the wellfield protection ordinance.

Policy ~~6.4~~ 1.1.6.4 Promote restoration of the Dania Beach ecological systems including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters. ~~(B.C.P. #06.01.01)~~

Policy ~~6.5~~ 1.1.6.5 ~~Protect~~ Comply with the adopted ~~the~~ minimum seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District. ~~(B.C.P. #06.01.05)~~

Policy ~~6.6~~ 1.1.6.6 Protect and conserve those areas known to contain

plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services. ~~(B.C.P. #06.01.08)~~

Policy ~~6.7~~ 1.1.6.7 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits. ~~(B.C.P. #06.02.02)~~

Policy ~~6.8~~ 1.1.6.8 Discourage activities in the vicinity of Local Areas of Particular Concern which would have detrimental impact upon such areas. ~~(B.C.P. #09.01.05)~~

Policy ~~6.9~~ 1.1.6.9 Amendments to the Dania Beach Land Use Plan Map proposing land use categories which permit Industrial uses shall be discouraged, to the greatest extent feasible, for lands within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County shall be approved only if proposed uses are consistent with those uses allowed by the Broward County Wellfield Protection Ordinance. ~~(B.C.P. #09.02.03)~~

Policy ~~6.10~~ 1.1.6.10 Dania Beach shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters. ~~(B.C.P. #09.02.06)~~

Policy ~~6.11~~ 1.1.6.11 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District Policies. ~~(B.C.P. #09.04.01)~~

Policy ~~6.12~~ 1.1.6.12 Dania Beach shall coordinate its historic resource protection activities with applicable state and federal laws through the procedures established in the Broward County Land Development Code. ~~(B.C.P. #09.08.04)~~

Policy ~~6.13~~ 1.1.6.13 Dania Beach shall consider the impacts of land use plan amendments on those historic resources identified in Table ~~XII~~ 3-10 of the Housing Element, and Section 7 of this element. ~~(B.C.P. #09,08.05)~~

Policy ~~6.14~~ 1.1.6.14 All applicants shall be required to analyze the potential impacts of proposed land use plan

amendment on the historic resources identified in Table ~~XII~~ 3-10 of the Housing Element, and Section 7 of this element.

Policy ~~6.17~~ 1.1.6.15 The City shall not issue development orders, except as listed below, for development within wetlands, until an Environmental Resource License has been issued by the Broward County Department of Planning and Environmental Protection. However, the City may issue rezoning, site plan, plat approval or development orders issued pursuant to Chapter 380, Florida Statutes, in areas containing wetlands upon issuance of a conceptual review report by the Broward County Department of Planning and Environmental Protection. ~~(B.C.P. #9.05.02)~~

Objective ~~VII~~ 1.1.7 Land development regulations will be maintained which will ensure the future residential densities for land uses within the coastal hazard zone will be limited by the hurricane evacuation standards identified within the Broward County Hurricane Evacuation Plan.

Policy ~~7.1~~ 1.1.7.1 Land use plan amendments to residential categories east of the Intracoastal Waterway will be limited by the hurricane evacuation standards identified within the Broward County Hurricane Evacuation Plan.

Objective ~~VIII~~ 1.1.8 New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

Policy ~~8.1~~ 1.1.8.1 Adequate drainage and stormwater management shall be provided for all development.

Policy ~~8.2~~ 1.1.8.2 Open space shall be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy ~~8.3~~ 1.1.8.3 Safe and convenient on site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy ~~8.4~~ 1.1.8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

Policy ~~8.5~~ 1.1.8.5 Dania Beach shall implement procedures which

identify the cumulative impacts of proposed development on public services and facilities. ~~(B.C.P. #08.01.03)~~

Policy ~~8.6~~ 1.1.8.6 Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of Dania Beach which are currently inadequately served. ~~(B.C.P. #08.03.02)~~

Policy ~~8.7~~ 1.1.8.7 When extending new services to undeveloped portions of Dania Beach, priority shall be given to those areas where other facilities and services are available or are anticipated to be provided concurrent with the extension of such new services. ~~(B.C.P. #08.03.03)~~

Policy ~~8.8~~ 1.1.8.8 Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities. ~~(B.C.P. 08.03.05)~~

Policy ~~8.9~~ 1.1.8.9 Dania Beach shall establish a level of service standard for each public facility located within the boundary for which Dania Beach has authority to issue development orders or development permits pursuant to 91-5.005(3) Florida Administrative Code. ~~(B.C.P. #11.01.01)~~

Policy ~~8.10~~ 1.1.8.10 Prior to plat approval, Dania Beach shall ensure that the public facilities and services necessary to meet the level of service standards established with the Broward County Comprehensive Plan and the Dania Beach plan will be available consistent with concurrency requirements, Chapter 163.03202(9) Florida Statutes, Chapter 163.3180 Florida Statutes (1993) and the concurrence management policies included ~~within Goal 8.00.00 of~~ in the Broward County Land Use Plan. ~~(B.C.P. #11.01.04)~~

Objective ~~IX~~ 1.1.9 Land development regulations will be maintained which will ensure that any uses found inconsistent with the community's character are not permitted.

Policy ~~9.1~~ 1.1.9.1 Any zoning districts in conflict with the adopted Comprehensive Plan shall be rezoned.

Policy ~~9.2~~ 1.1.9.2 All proposed development and future land uses shall be compatible with adjacent land uses.

Objective ~~X~~ 1.1.10 Land development regulations shall be maintained which provide for mixed land uses and other unique development techniques.

Policy ~~10.1~~ 1.1.10.1 Innovative site design and land planning shall be permitted within these land development regulations.

Policy ~~10.2~~ 1.1.10.2 The permitted uses of the Comprehensive Plan shall permit the mixing of land uses consistent with land development regulations.

Objective ~~XI~~ 1.1.11 Coordinate future land uses with topography and soil conditions to protect Dania Beach's water supply and minimize flooding problems. ~~(B.C.O. #09.10.00)~~

Policy ~~11.1~~ 1.1.11.1 Regulate development on flood prone soils, as defined by the United States Soil Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration. ~~and the policies included under Objectives XIX and XX. (B.C.P. #09.10.02)~~

Objective ~~XII~~ 1.1.12 Establish land development regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned commercial development. ~~(B.C.O. #02.05.00)~~

Policy ~~12.1~~ 1.1.12.1 The Dania Beach Plan shall contain a policy that forms the basis for access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan. ~~(B.C.P. #02.05.01)~~

Objective ~~XIII~~ 1.1.13 Develop and implement land use controls which promote residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare of their residents. ~~(B.C.O. #01.06.00)~~

Objective ~~XIV~~ 1.1.14 Encourage provision of a system of public and private open space areas including natural reservations, parks, beaches, scenic vistas, and waterways compatible with the tropical and resort character of Dania Beach. ~~(B.C.O. #05.04.00)~~

Policy ~~14.1~~ 1.1.14.1 Dania Beach shall pursue programs that will ensure

the provision of and access to open space as consistent with its adopted comprehensive plan and the Broward County Land Use Plan. ~~(B.C.P. #05.04.01)~~

Objective ~~XV~~ 1.1.15 Concurrency management systems shall be established to effectively monitor and manage new growth, in conformance with Florida's Community Planning Act, including Section 163.3180 Florida Statutes

Policy ~~15.1~~ 1.1.15.1 Dania Beach shall establish concurrency management systems to effectively manage new growth and to ascertain whether necessary facilities identified within their local Capital Improvements Elements are being constructed in accordance with the schedules in its local plan and to measure the development capacity of such facilities in a given area at a given time. ~~(B.C.P. #08.06.01)~~

Policy ~~15.2~~ 1.1.15.2 Those facilities which are subject to the local concurrency requirements include: traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer facilities. ~~(B.C.P. #08.06.02)~~

Objective ~~XVI~~ 1.1.16 Encourage the development and implementation of land use controls to increase the protection and enhancement of beaches, rivers and marine resources identified on the Natural Resources Map Series of the Dania Beach Land Use Plan Map Series. ~~(B.C.O. #9.03.00)~~

Policy ~~16.1~~ 1.1.16.1 Land development codes and regulations shall require the protection and/or restoration of beaches, particularly dunes and vegetation, through techniques such as conservation easements, re-vegetation, elevated walkways, and clustering of developments. ~~(B.C.P. #09.03.01)~~

Policy ~~16.2~~ 1.1.16.2 Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property. ~~(B.C.P. #09.03.02)~~

Policy ~~16.3~~ 1.1.16.3 In order to protect and enhance sea turtle nesting, Dania Beach in coordination with the Sea Turtle Conservation Program of the Broward County Department of Planning and Environmental Protection shall prepare and adopt land

development regulations consistent with state and federal guidelines. ~~The City shall also, through ordinance, adopt regulations within one year from the effective date of this policy, to control beachfront lighting.~~

Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan. ~~(B.C.P. #09.03.03)~~

Policy ~~16.4~~ 1.1.16.4 In addressing beachfront property, land development regulations shall establish special district or standards sufficiently flexible to give priority to implementation of the coastal construction control line of the State of Florida. ~~(B.C.P. #09.03.04)~~

Policy ~~16.5~~ 1.1.16.5 The Dania Beach Land Use Plan shall give priority to protection to public beach access sites. ~~(B.C.P. #09.03.05)~~

Policy ~~16.6~~ 1.1.16.6 Marinas which service live aboard boats shall provide for sewage pumpage facilities and/or other improvements which promote environmental compatibility with marine resources consistent with Florida State Law. ~~(B.C.P. #09.03.06)~~

Policy ~~16.7~~ 1.1.16.7 Locate marinas, boat ramps and other water-dependent uses in a manner which protects manatees in those areas which they frequent. ~~(B.C.P. #09.03.10)~~

Policy ~~16.8~~ 1.1.16.8 The City and applicable regulatory agencies shall encourage intergovernmental coordination among coastal cities to protect beaches, promote beach restoration, minimize the impacts of structures on beach systems and increase public access to beaches and marine resources.

Policy ~~16.9~~ 1.1.16.9 Local land development regulations should protect the City's remnant natural rivers by prohibiting new construction, not including the repair or replacement of bulkheads, revetments and seawalls in such areas, by promoting softened shorelines, riprap and other natural methods to prevent erosion, by requiring the restoration of historic vegetative cover to the areas being restored, and by ensuring that the

construction of new docks is compatible with the growth of submerged and littoral vegetation and communities of bottom dwelling organisms.

Policy ~~16.10~~ 1.1.16.10 The City will ensure that all new marine facilities comply with the Broward County Manatee Protection Plan.

Objective ~~XVII~~ 1.1.17 Encourage the development and implementation of land use controls to increase the protection and enhancement of beaches, rivers and marine resources identified on the Natural Resources Map Series of the Dania Beach Land Use Plan Map Series. ~~(B.C.O. #9.03.00)~~

Policy ~~17.1~~ 1.1.17.1 Land development codes and regulations shall address mitigation of wetlands when alternative strategies such as those within Broward County Land Use Plan ~~Policy 09.01.03~~ have been unsuccessful. ~~(B.C.P. #09.05.05)~~

Objective ~~XVIII~~ 1.1.18 Ensure that mining operations are compatible with existing surrounding land uses and consistent with the Broward County Land Use Plan's policies regarding protection of natural resources including environmentally sensitive lands and water resource quality and quantity. ~~(B.C.O. #09.06.00)~~

Policy ~~18.1~~ 1.1.18.1 Comprehensive plans and/or land development regulations shall address the reclamation of completed mining excavations and their compatibility with existing surrounding land uses. ~~(B.C. P. #09.06.02)~~

Objective ~~XIX~~ 1.1.19 Protect identified floodplains and areas subject to seasonal or periodic flooding. ~~(B.C.O. #09.07.00)~~

Policy ~~19.1~~ 1.1.19.1 Dania Beach land development codes shall contain floodplain protection provisions consistent with all applicable law. ~~the criteria and mapping of the Federal Emergency Management Administration. (B.C.P.~~

Policy ~~19.2~~ 1.1.19.2 Dania Beach shall require redevelopment within identified floodplains to address existing and future flooding problems and risks. ~~(B.C.P. # 09.07.01)~~

Policy ~~19.3~~ 1.1.19.3 Through provisions in Dania Beach development

regulations, public roads and parking lots shall be designed consistent with the criteria of the South Florida Water Management District. ~~(B.C.P. # 09.07.03)~~

Policy ~~19.4~~ 1.1.19.4 Dania Beach Land Development regulations shall include the requirement that the minimum floor elevations standards for building sites consistent with all applicable law ~~promulgated and administered by the Federal Emergency Management Administration~~ shall apply to all new construction and substantial improvement or repair of substantial damage. ~~(B.C.P. #8.01.18)~~

Objective ~~XX~~ 1.1.20 Estimate flooding problems while preserving groundwater quality through planned growth, the provision of drainage and stormwater management systems and the adoption of appropriate development codes and regulations. ~~(B.C.P. # 09.09.00)~~

Policy ~~20.1~~ 1.1.20.1 New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, ~~Broward County Department of Planning and Environmental Protection, Broward County and independent drainage districts. (B.C. P. # 09.09.01)~~ and standards adopted within the City's Code of Ordinances.

Objective ~~XXI~~ 1.1.21 Coordinate transportation and land use planning activities of Broward County and Dania Beach to ensure that the regional roadway network levels of service standards established within the Broward County Comprehensive Plan are met. ~~(B.C.O. #12.01.00)~~

Policy ~~21.1~~ 1.1.21.1 Dania Beach shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacity and levels of service on the regional roadway network. ~~(B.C. P. # 12.01.02)~~

Policy ~~21.2~~ 1.1.21.2 Dania Beach shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities

within Dania Beach. ~~(B.C. P. # 12.01.04)~~

Objective ~~XXII~~ 1.1.22 Ensure adequate rights-of-way are available to meet Broward County's future transportation needs. ~~(B.C.O. #12.02.00)~~

Policy ~~22.1~~ 1.1.22.1 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, Dania Beach shall require that development setbacks from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such setback does not deny all beneficial use of the property proposed for development. ~~(B.C. P. # 12.02.05)~~

Objective ~~XXIII~~ 1.1.23 Continue to implement those requirements and procedures which ensure consistency between the Broward County Land Use Plan and the Dania Beach Land Use Plan. ~~(B.C.O. #13.01.00)~~

Policy ~~23.1~~ 1.1.23.1 The land use plans and plan amendments of Dania Beach shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council. ~~(B.C.P. #13.01.06)~~

Objective ~~XXIV~~ 1.1.24 Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses. ~~(B.C.O. #14.02.00)~~

Policy ~~24.1~~ 1.1.24.1 Dania Beach shall minimize the impacts of existing incompatible land uses through requirements within their land development codes and regulations, such as buffering and setbacks. ~~(B.C. P. # 14.02.04)~~

~~Policy 25.1~~ **Objective 1.1.25 Dania Beach shall support home ownership by encouraging and supporting residential development that contemplates the sale of dwelling units in fee simple or as condominiums.**

Policy 1.1.25.1 The City shall continue coordinating with developers on housing developments compatible with land uses and transportation policies.

Objective ~~XXVI~~ 1.1.26 The City through planning, land use

regulation, or land acquisition, shall maintain the lands adjacent to SE 5th between Sheridan Street and Dania Beach Boulevard for parks, conservation, and storm water retention purposes.

Policy ~~26.1~~ 1.1.26.1 The City shall maintain SE 5th Avenue as a local street, utilizing abutting vacant properties to meet the recreation and drainage needs of adjoining residential communities, including the acquisition of excess right-of-way as a passive linear park and storm water retention area. The City shall continue to investigate the availability of~~t~~ funds (to acquire properties) or the use of zoning and land use regulations to implement this policy.

Policy ~~26.2~~ 1.1.26.2 The City shall work with the South Florida Water Management District, the Broward County Department of Planning and Environmental Protection, and the Florida Department of Environmental Protection to preserve and protect vacant lands on SE 5th Avenue and the adjacent West Park Ecosystem.

Objective ~~XXVII~~ 1.1.27 Encourage compact development reflecting characteristics which include a mixture of community-serving uses such as commercial, office, employment, civic, and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Regional Activity Center land use category.

~~Encourage attractive and functional mixed living, employment, shopping, education and recreational activities in the City of Dania Beach Community Redevelopment Area (CRA) by establishing within the Dania Beach Land Use Plan a Regional Activity Center.~~

Policy ~~27.1~~ 1.1.27.1 The development of the Regional Activity Center shall be guided by the Community Redevelopment Agency's Redevelopment Master Plan and consistent with all elements of this plan.

Policy ~~27.2~~ 1.1.27.2 The Dania Beach Regional Activity Center shall support the location of uses and internal circulation

such that pedestrian mobility is a priority. All land uses in the Dania Beach Regional Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Policy ~~27.3~~ 1.1.27.3 Non-motorized transportation as well as mass transit shall be encouraged to serve the Dania Beach Regional Activity Center to reduce reliance upon automobile travel.

Policy ~~27.4~~ 1.1.27.4 Park land and/or open space that is accessible to the public shall be included as a functional component within the Dania Beach Regional Activity Center.

Policy ~~27.5~~ 1.1.27.5 To facilitate public transit access, integrated transportation systems shall be encouraged to serve the Dania Beach Regional Activity Center.

Policy ~~27.6~~ 1.1.27.6 Quality, Affordable Housing opportunities shall be included as a functional component within the Dania Beach Regional Activity Center.

Policy ~~27.7~~ 1.1.27.7 To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic shall be encouraged within the Dania Beach Regional Activity Center.

Policy ~~27.8~~ 1.1.27.8 Encourage affordable housing opportunities within the Dania Beach Regional Activity Center. ~~through various mechanisms such as the utilization of "affordable housing units."~~ The direction of public housing program funds into the Regional Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock.

Policy ~~27.9~~ 1.1.27.9 The Regional Activity Center shall be governed by land development regulations that provide for an interconnected street network, a safe and attractive pedestrian environment, multi-modal transit connections, and transit-supportive densities and intensities along transit corridors.

Policy ~~27.10~~ 1.1.27.10 The city shall adopt local design guidelines that require transit shelters in the Regional Activity Center to provide safe and comfortable service and

to encourage transit usage.

Policy ~~27.11~~ 1.1.27.11 The City shall adopt design standards within the land development regulations ensuring compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

Policy ~~27.12~~ 1.1.27.12 To enhance pedestrian/non-motorized activities and transportation connectivity, the Regional Activity Center shall integrate open space that is accessible to the public in the form of wide, continuous sidewalks with shade and pedestrian amenities, mid- block pedestrian crossings, and public plazas.

Policy ~~27.13~~ 1.1.27.13 Pursuant to an interlocal agreement between the City and Broward County, the City is responsible for monitoring development activity and enforcing the permitted land use densities and intensities.

Policy ~~27.14~~ 1.1.27.14 The City shall not allocate additional residential units within the area of the Regional Activity Center that has a Day-Night Average Sound Level (DNL) of 60 decibels or greater.

Policy ~~27.15~~ 1.1.27.15 In order to ensure that all properties can be developed within the overall density and intensity limitations of the Regional Activity Center, the City shall establish and implement a development tracking system.

~~Policy 27.16~~ ~~1.1.27.16~~ ~~The maximum intensity standards for nonresidential development in the Regional Activity Center are as follows:~~

~~1. All properties located within one-quarter mile of both the FEC Rail Corridor (proposed for commuter rail) and US-1 are permitted a maximum Floor-to-Area Ratio (FAR) of 8.0.~~

~~2. All properties not located pursuant to 1., above, but located within 750 feet of the US-1 or East Dania Beach Boulevard transit corridors are permitted a maximum FAR of 5.0.~~

~~3. All other locations are permitted a maximum FAR of 0.75.~~

~~4. Twenty (20) acres of Employment Center use~~

~~shall be limited to a FAR of 0.29 regardless of location, pursuant to DCA Amendment No. 10-1 AR.~~

~~5. Thirty (30) acres of Commercial shall be limited to a FAR of 0.52 regardless of location, pursuant to DCA Amendment No. 10- 1AR.~~

Policy ~~27.17~~ 1.1.27.17 Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

Policy ~~27.18~~ 1.1.27.18 Floor to Area Ratios shall be calculated using the total gross acreage (on -site and off -site) used to comply with any combination of parking, drainage, or open space requirements for a development project.

Policy ~~27.19~~ 1.1.27.19 The residential density east of US1 shall not exceed a maximum of 5,367 dwelling units.~~The residential density within Traffic Evacuation Zone 16 (east of US1) east of US1 shall not exceed a maximum of 1,500 dwellings units above the residential density previously allowed within Traffic Evacuation Zone 16 before the adoption of the RAC land use category. The boundaries of Traffic Evacuation Zone 16 are shown in Broward County's Hurricane Evacuation Study, 2001.~~

Policy ~~27.20~~ 1.1.27.20 In the event of discovery of any archaeological artifacts during the construction of the RAC, construction shall stop within a thirty-foot radius of the find and immediate notification shall be provided to the Broward County Historical Commission: the Division of Historical Resources, Florida Department of State; and the City/Town. Construction may resume within the affected area after the City/town, and the Broward County Historical Commission, pursuant to 92-38 of the Broward County Code of Ordinances; and the Division of Historical Resources, pursuant to Rule 9J-

2.043, FAC, have determined the appropriate mitigation, if any are warranted, and such measures have been implemented by Developer.

~~Policy 27.21~~ ~~Policy 27.21 Prior to issuance of any building permit of development, the City will consult with the appropriate water supplier to ensure that adequate water supplies to serve the new development will be available no later than the anticipated date of the certificate of occupancy. Any determination that adequate water supplies will be available will require the demonstration that a consumptive use permit has been issued to the City with sufficient allocation available to serve the new development, given all other existing commitments for that allocation. The "sufficient allocation" in the CUP shall be defined consistent with the permit's limiting conditions as they exist at the time of building permit issuance. Permitted projects may be issued a Certificate of Occupancy only upon demonstration by the City that adequate water supply exists within the City's current legal allocation.~~

Policy 1.1.27.21 The City shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock.

Policy 1.1.27.22 The City shall protect archaeological and paleontological resources and promote the preservation, rehabilitation, and use of historic structures within the RAC.

Policy 1.1.27.23 The City shall seek to accomplish fully connected routes to all destinations within the RAC by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.

Policy 1.1.27.24 The City shall integrate the public realm, through park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting, landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.)

Policy 1.1.27.25 The City shall include within their land use element policies to ensure Regional Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:

• Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.

• Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed
traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.

• Buildings should front the street (zero or minimal setbacks are encouraged).

• Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).

• Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Policy 1.1.27.26 The City shall continue supporting the Regional Activity Center designation that shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an

urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian, and other non-motorized movement and is compatible with adjacent land uses.

Policy 1.1.27.27 The City shall continue supporting the interlocal agreement with Broward County monitoring of development activity and enforcement of permitted land use densities and intensities. Continue providing to Broward County a written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for the Activity Center within the City's boundary, and continue transmitting to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved by the City and which have restrictive notes reflecting the level of development; and

2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved by the City and which are not included per plats as described in 1. above; and

3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

Objective ~~XXVII~~ 1.1.28 Coordinate future Land Uses with the availability of Public Elementary and Secondary Education Facilities.

Policy ~~28.1~~ 1.1.28.1 The City shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal

Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the City regarding the projected student impact of amendments and the availability of capacity at impacted schools.

Policy ~~28.2~~ 1.1.28.2 The City shall not accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the City and the School Board of Broward County.

Policy ~~28.3~~ 1.1.28.3 The City, Broward County and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the adopted local comprehensive plans and the School Board's District Educational Facilities Plan.

Policy ~~28.4~~ 1.1.28.4 The City, Broward County and the School Board of Broward County shall explore and evaluate opportunities for collocation and shared use of school facilities and civic and recreation facilities during their capital improvement planning processes and other processes as provided for in the ILA.

Policy ~~28.5~~ 1.1.28.5 The City, Broward County, and the School Board of Broward County will coordinate through the procedures established in the ILA and the Broward County and local land use planning process to ensure that proposed public school facility sites are consistent and compatible with the land use categories and policies of their comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

Objective ~~XXIX~~ 1.1.29 The City establishes intensity standards for non-residential and ~~local~~ Regional Activity

Center land uses within the Comprehensive Plan.

Policy ~~29.1~~ 1.1.29.1 The following non-residential and ~~local~~ Regional Activity Center uses within the Comprehensive Plan shall not exceed the following:

Land Use	**Maximum Building Coverage (%) ~~/ Floor Area Ratio (FAR) Per Category~~**
Commercial	75% ~~/ .5~~
Industrial	85% ~~/ .5~~
Utility	75% ~~/ .5~~
Community Facilities	75% ~~/ .5~~
Parks & Recreation	25% ~~/ .25~~
Office Park	75% ~~/ .5~~
~~Local~~ Regional Activity Center	
Residential	~~2,500 high-rise~~ ~~200 garden apartment~~ ~~100 town homes~~ 2,348 single family homes 286 duplexes 2,047 townhomes 972 garden apartments 2,165 mid- or high-rise apartments 317 single family homes/duplexes 3,683 multi-family units
Hotel	640 rooms
Commercial	264 acres plus an additional 500,000 s.f.
Industrial	247.5 acres
Employment Center	74.5 acres
Community Facilities	36.2 acres (or as needed)
Parks & Recreation	40.5 acres (minimum)
Transportation	6.5 acres
Conservation	2.6 acres (minimum)
Utilities	2.5 acres (or as needed)

GOAL 1.2: Encourage preservation and rehabilitation of natural, historic and archaeological resources and where appropriate restrict development that would damage or destroy these resources.

Objective 1.2.1: The City's LDRs will continue to protect, conserve or enhance living marine resources, wildlife habitats, water resources, ~~and~~ wetlands, and support stormwater requirements.

Policy 1.2.1.1: Development should be designed to accommodate stormwater on-site in accordance with applicable regulations.

Policy 1.2.1.2: The City's Stormwater Master Plan shall be implemented and updated as improvements are made in the system.

Policy 1.2.1.3: In order to reduce non-point source pollutant loadings, and improve the City's drainage system, dumping of debris of any kind into stormwater control structures is prohibited.

Policy 1.2.1.4: The City shall encourage green infrastructure projects within the stormwater planning process to use nature-based solutions to protect water quality, resources and marine habitats.

Objective 1.2.2: To provide for the protection, preservation or sensitive reuse of historic resources.

Policy 1.2.2.1: The City shall refine and maintain regulations to provide for protection, preservation or sensitive reuse of designated historic neighborhoods and historic sites listed on the National Register, Local Designation and/or Florida Site File.

Policy 1.2.2.2: The redevelopment of the designated redevelopment area shall be planned and undertaken so as to protect, preserve or sensitively reuse any designated historic site(s) within its boundaries.

Policy 1.2.2.3: The City shall enact regulations to provide as far as possible for preservation intact, mitigation or excavation of archaeological resources discovered during ground-disturbing activities undertaken by private or public entities.

Policy 1.2.2.4: The City shall consider designation as an historic or archaeological site as an important factor when considering the required findings for variances and waivers for non-safety related site development regulations in order to accommodate the preservation of historic or archaeological sites within

proposed developments. Such features or sites should be incorporated into required setbacks, buffers or open spaces to the maximum extent of requirements.

Policy 1.2.2.5: If new archeological sites are discovered within the City limits, the City shall take necessary steps to protect these resources and coordinate with the county regularly and work with them as needed.

Objective 1.2.3: The City shall protect and enhance its tree population for the purpose of maintaining the natural environment and the character of the City.

Policy 1.2.3.1: The City shall support the creation of an Urban Forestry Plan.

Policy 1.2.3.2: Appropriate locations and tree species shall be chosen for replanting in right of way areas. Guidelines such as those provided by the Florida Division of Forestry and National Arborist Association will be used to determine appropriate locations. At minimum, locations for tree plantings and tree species planted shall consider impacts of traffic, intersection visibility, soil type, power lines, adjacent trees and the preference of adjacent property owners.

Policy 1.2.3.3: The City shall adopt and implement programs that utilize xeriscape principles in conjunction with native plants and trees in public rights-of-way and other public lands, whenever practical, thereby conserving water, improving habitat for urban wildlife, conserving South Florida flora, and improving the City's aesthetic appeal and environmental quality.

Policy 1.2.3.4 Consider its street trees as infrastructure to preserve and protect them as community assets.

Policy 1.2.3.5: Encourage additional planting of trees to strengthen the character and aesthetic of its residential neighborhoods and commercial areas.

Policy 1.2.3.6: The City shall encourage the public to plant and maintain trees and plants native to this region through a public education program identifying soil types and native plants suitable to each.

Policy 1.2.3.7: Protect existing trees by creating mitigation provisions on its land development regulations for its

residential and commercial land use districts.

Policy 1.2.3.8: All development and major renovations shall be encouraged to provide shade trees along sidewalks to encourage pedestrian activity and create scenic corridors in neighborhoods and commercial districts.

Policy 1.2.3.9: Consider providing incentives to developers to preserve trees and natural resources and to encourage additional tree plantings and green areas.

Policy 1.2.3.10: Construction of tree wells shall be required following the guidelines in the Florida Division of Forestry's "Tree Protection Manual for Builders and Developers,", as directed by the planning department where development will change grading around trees required to be saved.

Policy 1.2.3.11: Continue to promote and enhance the City's Tree and Landscape Regulations as a key element in retention and provision of private plant materials to support sustainable development principles of tree preservation, and minimal impact to the existing site resources.

Objective 1.2.4: To achieve a sustainable, climate resilient community by adopting and implementing strategies which promote energy efficiency and greenhouse gas reduction, and protect public infrastructure and services, natural systems and resources, and human life from the impacts of climate change.

Policy 1.2.4.1: The City shall participate in the Southeast Florida Regional Climate Change Compact and collaborate to increase regional climate change resiliency by sharing technical expertise, assessing regional vulnerabilities, and advancing agreed upon mitigation and adaptation strategies, policies and programs.

Policy 1.2.4.2: The City shall continue the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. These could include, but are not limited to, land use and transportation strategies such as providing incentives for mixed use and redevelopment that maximize internal trip capture,

clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

Policy 1.2.4.3: The City shall coordinate with County and regional agencies, neighboring local governments, and the private sector to develop and implement initiatives and goals to address climate change.

Policy 1.2.4.4: In consideration of sea level rise, flooding and climate change impacts, the City shall, in coordination with its local municipalities, designate Adaptation Action Areas (AAA), as provided by Section 163.3177(6)(g)(10), Florida Statute, in order to:

a) Identify areas that are vulnerable to the impacts of rising sea level;
b) Identify and implement adaptation policies to increase community resilience; and
c) Enhance the funding potential of infrastructure adaptation projects

GOAL 1.3: To support and coordinate with the City's Community Redevelopment Agency (CRA) infill and redevelopment initiatives and programs and to provide incentives for the continued redevelopment of the historic commercial core of the City.

Policy 1.3.1.1: The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility and protection of historic resources.

Policy 1.3.1.2 The City shall encourage new development, infill and redevelopment in conjunction with existing or planned transit improvements where possible.

Objective 1.3.2: To continue to provide administrative leadership and support for redevelopment efforts.

Policy 1.3.2.1: The City and CRA shall provide opportunities for public involvement in redevelopment.

Policy 1.3.2.2: The City and CRA shall continue to facilitate necessary studies and citizen surveys to determine the optimum approaches for redevelopment.

Policy 1.3.2.3: The City and CRA shall continue to implement the Redevelopment Plan, and review and update the plan as necessary.

Policy 1.3.2.4: The City and CRA shall work together to prioritize transit improvements and transit-supportive land use patterns as appropriate.

Policy 1.3.2.5: With administrative support from the City, the CRA shall develop appropriate transit-supportive programs for inclusion in the Redevelopment Plan to further successful redevelopment.

Objective 1.3.3: To continue to improve the quality of public infrastructure in Downtown Dania Beach.

Policy 1.3.3.1: The City and CRA shall adopt and implement programs to improve the safety and appearance of the streets and sidewalks in Downtown Dania Beach.

Policy 1.3.3.2: The City and CRA shall continue to study and make modifications to improve the traffic flow on downtown streets, to accommodate existing development and redevelopment.

Policy 1.3.3.3: The City continue to maintain the seat of government in Downtown, and shall encourage other agencies to establish downtown offices.

Policy 1.3.3.4: The City shall provide trees and landscaping downtown to enhance the quality of the urban environment.

Objective 1.3.4: To support redevelopment plans which recognize and respect the historic urban character of Downtown Dania Beach and other historic districts and structures in the City and the surrounding neighborhoods.

Policy 1.3.4.1: The City shall consider the historic designation of a property as an important factor when considering the required findings for variances, waivers and conditional use requests, to the maximum extent feasible consistent with health and safety.

Policy 1.3.4.2: Neighborhood plans shall be prepared to support preservation of neighborhoods.

Policy 1.3.4.3 Architectural standards for redevelopment shall be

maintained.

Policy 1.3.4.4: The City shall support a full range of services to enhance the attractiveness of living and working in the Downtown area.

Objective 1.3.5: The City will increase its role as an ombudsman for downtown redevelopment, and become an active participant in business development.

Policy 1.3.5.1: The City will take an active role in assisting private redevelopment projects, by assisting with feasibility studies, guiding their implementation, and advocating approval of acceptable plans.

Policy 1.3.5.2: The City and CRA will support the attraction of new retail businesses in the downtown by bringing together land owners and representatives of potential new businesses.

Policy 1.3.5.3: The City will seek grants and promote improvements by other agencies which will benefit Downtown Dania Beach.

Policy 1.3.5.4: The City will support creation of a marketable identity for Downtown.

Policy 1.3.5.5 The City will encourage and assist new businesses that will contribute to maximize economic benefits, quality of life for residents, and respect of natural resources.

Objective 1.3.6: Where appropriate, the City will support redevelopment of obsolete properties and structures.

Policy 1.3.6.1: The City will continue to support operation of the CRA in assembly of lots for redevelopment.

Objective 1.3.7 To encourage sustainable infill development, redevelopment and renewal of blighted areas and to promote the rehabilitation and restoration of older structures.

Policy 1.3.7.1: Infill and Redevelopment opportunities shall be maximized through activities of the Community Redevelopment Agency to operate within the Redevelopment Area as shown on the Future Land Use Plan.

Policy 1.3.7.2: Infill and Redevelopment opportunities will be maximized through programs to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

~~Policy 1.3.7.3: Redevelopment of the City's major Thoroughfares, Transit Oriented Mixed-Use areas and along the F.E.C. railway with more intensive uses shall be encouraged.~~

Policy 1.3.7.4: Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multi- family residential and compatible non-residential uses.

Policy 1.3.7.5: Redevelopment with commercial or office uses in locations that are presently devoted to residential uses but would be more suitable for commercial or office uses, will be encouraged through use of mixed land use designations.

GOAL 1.4: To continue coordination and consistency with the Broward County Land Use Plan policies, initiatives, and programs.

Objective 1.4.1: The City of Dania Beach shall comply with the Broward County Land Use Plan (BCLUP).

Policy 1.4.1.1: The City may rearrange the residential densities shown on the Broward County Land Use Plan Map utilizing "flexibility units" and/or "redevelopment units" in accordance with the BCLUP and the rules established within the "Administrative Rules Document: BrowardNext County Land Use Plan."

Policy 1.4.1.2: Within areas east of the Intracoastal Waterway, land designated for residential uses which is utilized for office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per BCLUP Policy 2.3.3 shall not be counted in calculations to determine allowable residential density. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

Policy 1.4.1.3: Within areas east of the Intracoastal Waterway, land designated for residential uses which has been

utilized in calculations to determine allowable residential density shall not be eligible for use as office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per BCLUP Policy 2.3.3. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to November 5, 2004.

Policy 1.4.1.4: The City shall employ its local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated "Commercial," "Industrial" or similar designations by the city land use plan.

Policy 1.4.1.5: The City shall employ its land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

Policy 1.4.1.6: To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the City shall permit up to 5% of the area designated residential within a local government to be used for neighborhood commercial uses in accordance with the BCLUP and the rules established within the "Administrative Rules Document: Broward Next County Land Use Plan."

Policy 1.4.1.7: The City certified land use plan may decrease by 20 percent the lands designated "Commerce" on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

Policy 1.4.1.8: The City shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents.

Policy 1.4.1.9: The City shall strongly encourage the preservation of open space areas. Amendments to the City's Land

Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Policy 1.4.1.10: The City shall coordinate with the Port Everglades Department, the Broward County Environmental Protection and Growth Management Department and the Cities of Fort Lauderdale, and Hollywood to ensure compatibility between the Port Everglades Master/Vision Plan, the Broward County Land Use Plan, and the City land use plans.

Policy 1.4.1.11: The City shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of the City's residents.

Policy 1.4.1.12: The City's utilization of the Broward County Land Use Plan "Flexibility Rules" shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:

a. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.

b. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.

c. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission.

Allocations of "Flexibility Units" ~~and "Redevelopment Units"~~ shall be subject to the following restriction:

Within areas east of the Intracoastal Waterway, in no instance shall allocations of "Flexibility Units" ~~or "Redevelopment Units"~~ result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

Policy 1.4.1.13: The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the City's land use plan. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Policy 1.4.1.14: In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the City's Land Use Plan are proposed.

Policy 1.4.1.15: The City shall pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.

Policy 1.4.1.16: The availability of sanitary sewer service, or plans to extend or provide such service, shall be a primary consideration when amendments to the City's Land Use Plan for increased densities and intensities are proposed.

Policy 1.4.1.17: The City shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.

Policy 1.4.1.18: The City shall require facilities which service live-aboard boats to provide for sewage pumpage facilities and/or other improvements which promote environmental compatibility with marine resources consistent with local, state and federal law.

Policy 1.4.1.19: The City shall require landfills and resource recovery facilities to be planned to minimize impacts on adjacent existing or planned uses.

Policy 1.4.1.20: The City shall continue coordinating with Broward County a long-term recovery and redevelopment strategy which focuses on immediate recovery needs and establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

Policy 1.4.1.21: The City shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

Policy 1.4.1.22: Development permits granted by Dania Beach shall be consistent with the Broward County Land Use Plan.

Policy 1.4.1.23: Prior to plat approval, the City shall ensure that the public facilities and services necessary to meet the level of service standards established within the Dania Beach Comprehensive Plan will be available to serve new development.

Policy 1.4.1.24: The City shall adopt levels of service and concurrency management systems consistent with the Broward County Transportation Element for the regional roadway network within the City boundaries.

Policy 1.4.1.25: The City shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy 1.4.1.26: The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities.

Policy 1.4.1.27: The City shall not accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been

mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due.

Policy 1.4.1.28: The City shall implement development review procedures to assure that facilities and services meet established level of service standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes (1993).

Policy 1.4.1.29: The City shall determine the consistency of land use plan amendments with the Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the City regarding the projected student impact of amendments and the availability of capacity at impacted schools.

Policy 1.4.1.30: For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP and the Dania Beach land use plan, the City shall implement policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities, Dania Beach may include consideration and implementation of the following affordable housing strategies:

a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the City, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;

b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the City, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;

c. programs and policies in which the City, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
d. property tax abatement programs aimed at preserving or creating affordable housing;
e. streamlined and reduced-cost permitting procedures for affordable housing;
f. specific minimum set-aside requirements for new affordable housing construction;
g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
h. programs and policies to facilitate the development and use of City and/or Broward County affordable housing density bonus provisions;
i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
j. the existing supply of affordable housing.

The City shall demonstrate compliance with this Policy at the time of the County's consideration of the applicable land use plan amendment, by establishing that the City has implemented or ensured adoption of appropriate policy and program measures to implement the City's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The City shall estimate its supply of affordable housing utilizing the data and methodology referenced within the latest version of the "Broward County Affordable Housing Needs Assessment," prepared by The Metropolitan Center Florida International University. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

Policy 1.4.1.31: The City shall adopt and implement land development regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.

Policy 1.4.1.32: The City shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

Policy 1.4.1.33: The City shall ensure coordination, consistency and maximum effectiveness of improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070. The City shall adopt within 24-months of the effective date of this Policy ~~(February 13, 2020),~~ regionally consistent top elevations for seawalls, banks and berms, and other appurtenant infrastructure (e.g., boat ramps) consistent with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Coastal Areas. These standards shall be consistent with Chapter 39, Article XXV – Resiliency Standards for Flood Protection - of the Broward County Code of Ordinances, which shall serve as the model ordinance, and shall not be applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line.

Policy 1.4.1.34: The City shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

Policy 1.4.1.35: The City shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District policies.

Policy 1.4.1.36: New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

Policy 1.4.1.37: The City shall minimize soil erosion on new construction sites, the land development codes and regulations of all local government entities shall require treatments and other measures consistent with Chapter 27 of the Broward County Code.

Policy 1.4.1.38: The City shall require the protection and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through

techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

Policy 1.4.1.39: Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.

Policy 1.4.1.40: The City land use plan shall give priority to protecting public beach access sites.

Policy 1.4.1.41: The City shall provide for the protection of marine habitat and water quality of Broward County's coastal waters, including the protection of natural and artificial reefs.

Policy 1.4.1.42: The City shall map and maintain a current list of historically, architecturally, and archaeologically significant properties and address the protection of these historic resources.

Policy 1.4.1.43: The City shall consider the impacts of land use plan amendments on historic, archaeological, and paleontological resources.

Policy 1.4.1.44: The City shall only permit new septic tank systems when the Florida Department of Health and Rehabilitative Services determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

Policy 1.4.1.45: At the time of plat recordation rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.

Policy 1.4.1.46: The City shall review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

Policy 1.4.1.47: The Amendments to the Dania Beach Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of

open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

SECTION 1. PERMITTED USES IN FUTURE LAND USE CATEGORIES AND ACREAGES BY LAND USES CATEGORIES AND NUMBER OF PERMITED DWELLING UNITS

FUTURE LAND USE DESIGNATION	DENSITY	TOTAL NUMBER OF ACRES	POSSIBLE UNITS
Irregular Res Density (10)	10 unit per acre	43.85	438.5 units
Irregular Res Density (15)	15 unit per acre	4.89	73.35 units
Irregular Res Density (17)	17 unit per acre	4.82	81.94 units
Irregular Res Density (21)	21 unit per acre	2.06	43.26 units
Irregular Res Density (23)	23 unit per acre	11.4	262.2 units
Irregular Res Density (49)	49 unit per acre	4.93	241.57 units
Irregular Res Density (50)	50 unit per acre	5.64	282 units
Irregular Res Density (6.0)	6.0 unit per acre	177.63	1,065.78 units
Irregular Res Density (12-13)	(12-13) unit per acre	6.36	82.68 units
Estate Residential	1 unit per acre	32.55	32.5 units

Low (3) Residential	3 units per acre	8.99	26.97 units
Low (5) Residential	5 units per acre	580.72	2,903.6 units
Low-Medium (10) Residential	10 units per acre	395.14	3,952.4 units
Medium (16) Residential	16 units per acre	202.4	3,238.4 units
Medium-High (25) Residential	25 units per acre	87.53	2,188.25 units
Regional Activity Center	-	1059.75	11,818 units
Commercial	-	286.62	-
Community Facilities	-	32.86	-
Conservation	-	169.33	-
Commercial Recreation	-	9.04	-
Employment Center	-	71.98	-
Electrical Generation Facilities	-	380.33	-
Industrial	-	512.43	-
Transportation	-	189.93	-
Utilities	-	51.96	-
Water	-	31.79	-
TOTAL ACREAGE	-	4479.88	-

This section identifies those uses permitted in the future land use categories established within the Future Land Use Element of the Dania Beach Comprehensive Plan. These uses are in compliance with the permitted uses and densities established within Broward County Land Use Plan, as amended.

The City's land development regulations will establish those uses which will be permitted, permitted only under certain conditions, or not permitted from those uses listed below.

In addition to the permitted uses stated below, land use activities involving utilities, transportation, communications, parks, golf courses and other outdoor recreational facilities, public schools, (with the utilization of appropriate buffering mechanisms in cases where a school may be located adjacent to an incompatible industrial, or other use of land), and other community facilities deemed necessary and appropriate by the Dania Beach City Commission are permitted in all land use categories.

RESIDENTIAL USE

The areas designated for residential land use on the Future Land Use Map are intended primarily for dwellings, and for uses related to a residential environment, including neighborhood shopping centers, neighborhood parks, schools, etc.

Permitted Uses: the following uses are permitted in areas designated residential:

- Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Map and as explained in the following subsection entitled "Density Calculations."
- Home occupations and other uses accessory to a dwelling unit.

- Hotels, motels, and similar lodging establishments on parcels of property designated Low, Medium (10), or higher. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the Future Land Use Map designation. This use is further limited by the City's Land Development Code.
- Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- Community facilities designed to serve the City's residential area such as schools, day care centers, churches, nursing homes, governmental administration, police and fire protection facilities, libraries, and civic centers.
- Utilities, excluding the following uses: water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities, solid waste disposal and transfer stations, and hazardous waste (medical or other uses) processing, transfer, or disposal facilities.
- Communication facilities, if deemed appropriate by the local jurisdiction.
- Agriculture.
- Offices and/or retail sales of merchandise or services, subject to the following limitations and provisions:
  (1) No more than five (5%) percent of the area designated for residential use on the Future Broward County Land Use Map (Series) within the Flexibility Zone may be used for offices and/or neighborhood retail sales of merchandise, or services.
  (2) No added contiguous area used for offices and/or neighborhood retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as attached; located within 500 feet; or separated only by streets and highways, canals and rivers or easements.
- On parcels of land designated by the City's Future Land Use Plan at a residential density of at least ten (10) dwelling units per gross area, recreational vehicle sites at a maximum density of the maximum number of dwelling units designated for the parcel by the City's Future Land Use Plan if location of recreational vehicles on the parcel of land for more than six months in any twelve month period is permitted, or double such number of dwelling units if such location is prohibited for more than six months in any twelve month period; and
- Special Residential Facilities subject to meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection meeting density provisions by Category type stated below; the limitations as expressed by the land use plan map; and, if applicable, the provisions regarding the use and allocation of reserve units, flexibility units, or bonus sleeping rooms.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Density Provisions: the following densities applied to areas designated residential:

- Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

a. Residential Density

Density Standards in Residential areas are shown on the Future Land Use Map according to eight (8) ranges of density:

1. The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre (reserved).
2. The Low (2) Residential category permits up to two (2) dwelling units per gross acre (reserved).
3. The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
4. The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
5. The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
6. The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
7. The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.
8. Mixed Use

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Hotels, motels, and similar lodging establishments are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.

Density Calculation

All references to density within the Future Land Use Plan mean gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Future Land Use Plan.

Calculations of acreage covered by different land use categories on the Broward County Future Land Use Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The Intracoastal Waterway, and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Dania Beach Future Land Use if the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Dania Beach Future Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family

homes or whether the same 100 acres are used to build a 500-unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

Dashed-Line Areas

Some areas have been marked on the Future Land Use Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

Flexibility Units

"Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Map (Series) and the number of dwelling units permitted within the flexibility zone by the City's certified Future Land Use Plan Map.

Since the Dania Beach Future Land Use Plan Map may be more restrictive than the Broward County Future Land Use Map (Series), available flexibility units may be utilized by the City to rearrange residential densities. Rearrangement of residential densities utilizing flexibility units shall be administered within "flexibility zones." The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein will be subject to the provisions of Policy 1.02.01 and Policy 13.01.10 of the Broward County Land Use Plan and "Administrative Rules Document: Broward County Land Use Plan."

The maximum number of dwelling units permitted in a flexibility zone by the Dania Beach Future Land Use Map shall not exceed the number of dwelling units permitted in the flexibility zone by the Broward County Future Land Use Map (Series).

Reserve Units

"Reserve units" mean additional permitted dwelling units equal to up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Map (Series).

- Allocation of reserve units will be administered within "flexibility zones" and will not require amendment of the Future Land Use Plan. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein will be subject to the provisions of Policy 1.02.02 and Policy 13.01.10 of the Broward County Land Use Plan and the "Administrative Rules Document: Broward County Land Use Plan."

The number of reserve units in a flexibility zone will be fixed at the adoption of the Broward County Future Land Use Map (Series). The number of reserve units assigned to a parcel designated for residential use on the Dania Beach Land Use Plan Map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local Future Land Use Plan Map. Notwithstanding the Future Land Use Plan, zoning, and the applicable Land Development Regulations, density higher than fifty (50) dwelling units per gross acre is prohibited.

COMMERCIAL USE

The areas designated for commercial use on the Future Land Use Map provide land area for business, office, retail, service, and other commercial enterprises which support the resident and tourist populations of Dania Beach.

Uses permitted in areas designated commercial are as follows:

- Retail uses.
- Office and business uses.
- Wholesale, storage, light fabricating, and warehouse uses, if deemed appropriate by the local jurisdiction.
- Hotels, motels, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
- Recreation and open space, cemeteries, and commercial recreation uses.
- Community facilities and utilities (excluding landfills), if deemed appropriate by the local jurisdiction.
- Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection, subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection, subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Non-residential agricultural uses.
- Residential uses are permitted, without the need to amend the local Future Land Use Plan Map, provided that the local government entity applies flexibility or reserve units to the parcel and:

    i. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
    ii. The first floor of mixed commercial/residential structures is confined to commercial uses; and/or
    iii. For parcels five (5) acres in size or less, free-standing multi-family residential uses are permitted. Within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted on parcels ten (10) acres in size or less; and/or
    iv. For mixed commercial/residential developments greater than five (5) acres in size or 10 acres within areas designated on the County plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential

development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or

v. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

- Transportation and communications facilities utilities.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Downtown Development District (D.D.D.) Commercial Use

The areas designated as D.D.D. commercial on the Future Land Use Plan Map provide for business, office, retail, and service activities appropriate for development and redevelopment of the Dania Beach Central Business District. Commercial uses shall be encouraged through flexible development incentives designed to encourage tax-intensive uses consistent with redevelopment of the Dania Beach Retail Core.

Uses permitted in areas designated D.D.D. commercial are as follows:

- Retail uses.
- Designer Showroom Facilities.
- Office and business uses.
- Wholesale, storage, light fabricating, and warehouse uses, if deemed appropriate by the local jurisdiction.
- Hotels, motels, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
- Recreation, open space, and commercial recreation uses.
- Community facilities and utilities (excluding landfills), if deemed appropriate by the local jurisdiction.
- Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Transportation and communications facilities utilities.

Residential uses are permitted, without the need to amend the local Future Land Use Plan Map, provided that the local government entity applies flexibility or reserve units to the parcel and:

a. The residential floor area does not exceed 50 % of the total floor area of the building; and/or

b. The first floor of mixed commercial/residential structures is confined to commercial use; and/or

c. For parcels five (5) acres in size or less, free-standing multi-family residential uses are permitted. Within areas designated on the County Plan Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted on parcels ten (10) acres in size or less; and/or

For mixed commercial/residential developments greater than five (5) acres in size (or 10 acres within areas designated on the County Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown

d. Revitalization Areas, or Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or

e. Residential units within the same structure as commercial uses for the owner, manager, or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Office Park

Office Park areas are designated on the Future Land Use Plan Map to encourage the location of planned office complexes and corporate headquarters in Dania Beach. Office Park areas should ensure a campus-like atmosphere with substantial buildings and ample open space.

Employee services such as shopping and eating establishments should be allowed, but should be limited to areas within buildings primarily devoted to office use.

Uses permitted in areas designated office park are as follows:

- Offices for uses such as administrative, professional, and business purposes.
- Banking and financial institutions. Educational, scientific, and industrial research facilities; research laboratories and medical or dental laboratories.
- Restaurants and personal services which are accessory to the primary office uses.
- Community facilities
- Special Residential Facility Category (2) development, as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provision.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Utilities excluding landfills.
- Communication facilities.
- Non-residential agricultural uses.

- Recreation and open space uses.
- Hotels, motels, or similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Commercial Use

Commercial Recreation areas are designated on the Future Land Use Map to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, many of these facilities were conceived as profit-making enterprises.

Those uses permitted in areas designated commercial recreation are as follows:

- Outdoor and indoor recreation facilities such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, dog and horse racing facilities.
- Accessory facilities, including outdoor and indoor recreation facilities that are determined by the local government entity to be an integral part of and supportive to the primary recreation facility (excluding residential uses).
- Hotels, motels, and similar lodging establishments which are ancillary to the primary commercial recreation use.
- Other active and passive recreation uses.

Industrial Use

The purpose of reserving land for industrial uses is to provide an opportunity for the retention and expansion of Dania Beach's economic base activities. Although other uses are permitted in areas designated industrial, at least eighty (80%) percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment-based activities.
Uses permitted in areas designated industrial are as follows:

- Light and heavy industrial uses.
- Marine industrial uses.
- Heavy commercial uses, including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
- Educational, scientific, and industrial research facilities, research laboratories, and medical or dental laboratories.
- Office uses.
- Transportation and communication facilities.
- Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- Community facilities and utilities.
- Non-residential agricultural uses.

- Ancillary commercial uses within buildings devoted to primary industrial uses.
- Wholesale uses.
- The following uses may also be permitted subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan as long as the total area of these uses does not occupy more than twenty (20%) Percent of the industrial land designated on the Broward County Future Land Use Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:

    i. Commercial and retail business uses.
    ii. Hotel, motel, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
    iii. Communications facilities.

- Residential units within the same structure as industrial uses for the owner, manager, or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or reserve units.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Employment Center Use

Employment Center areas are designated on the Dania Beach Future Land Use Map to encourage non-residential development compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of Dania Beach's economy as well as technology and service-based activities.

Uses permitted in areas designated employment center are as follows:

Principal Uses:

- Light Manufacturing.
- Office.
- Research and Assembly.
- Hotels, Motels, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
- Restaurants and Personal Services.
- Community Facilities.
- Non-residential Agricultural Uses.
- Communication Facilities.
- Residential uses are permitted without the need to amend the local Future Land Use Plan Map, provided that the local government applies flexibility or reserve units to the parcel in the following manner:

    (a) For parcels five (5) acres in size or less, free-standing multi-family residential uses are permitted; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted on parcels 10 acres in size or less.

(b) For mixed use developments greater than five (5) acres in size (or 10 acres within areas designated on the County Plan Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

Accessory Uses (limited to less than fifty (50%) percent of the site):

- Transportation and Utilities.
- Storage.
- Retail within building occupied by another principal use.
- Recreation and Open Space.
- Commercial and retail business uses may also be permitted as long as the total area of these uses does not consume more than twenty (20%) percent of the employment center land designated on the Broward County Future Land Use Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use. Said uses are subject to the review and approval requirements of Policy 13.01.10 of the Land Use Element of the County's Comprehensive Plan.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Recreation and Open Space Use

The primary intent of the Recreation and Open Space category is to accommodate Recreation and Open Space uses to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retaining as much natural vegetation and landscape as possible.

Areas designated as Recreation and Open Space on the Future Land Use Map include existing public and private park sites and existing cemetery sites intended to remain as permanent open space.

Those uses permitted in areas designated Recreation and Open Space are as follows:

- Passive recreational uses, including, but not limited to, nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- Golf courses which are intended to remain as permanent open space.
- Camping ground and facilities.
- Cemeteries.
- Active recreational uses, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
- Outdoor cultural, educational, and civic facilities, including, but not limited to animal exhibits, habitats, band shells, and outdoor classrooms.
- Concessions only when accessory to the above uses.

Community Facilities Use

Community Facilities areas are designated on the Future Land Use Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Community facilities may be permitted at the discretion of Dania Beach in areas designated residential, commercial, office park, agricultural, industrial, and employment center. Civic and cultural buildings may also be permitted in areas designated for Recreation and Open Space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated community facilities are as follows:

- Community facilities including schools, churches, hospitals, governmental administration offices, police and fire stations, civic centers, courts, nursing homes, cemeteries, parks, and recreation facilities.
- Special Residential Facility Category (2) developments as defined in the "Definitions" subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions.
- Special Residential Facility Category (3) developments as defined in the "Definitions" subsection. Subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities Provisions, each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

Transportation Use

Existing airports, Sea Port, and existing and proposed Expressways are designated for transportation use on the Future Land Use Plan Map. The following uses are permitted in Transportation areas:

- Port Everglades Transportation Area
  Shipping, warehousing, and, with the exception of residential uses, all other uses which may be permitted by the City of Dania Beach that are consistent with tourism, international trade, and marine commerce.
- Air Transportation Areas
  Airports and related facilities, which are compatible with existing residential areas and Dania Beach land uses, designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation, maintenance facilities, cargo distribution terminals, transit warehousing, and other compatible uses, and those land uses—except permanent residences—permitted in the recreation and open space, commercial recreation, and agricultural land use categories.
- Expressways
  Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage, and parks are permitted in proposed Expressways. Such provisions are intended to provide owners of property within proposed Expressways with limited uses that do not interfere with the long-term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction of an expressway be allowed.

Proposed Expressways shall have an underlying Residential Future Land Use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway must be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway uses.

If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent Land Use designation as determined by the appropriate local government entity through the Broward Planning Council (re-) certification process.

Utilities Use

Utilities are designated on the Future Land Use Map to ensure the availability of land necessary to provide adequate levels of utility services to meet the current and future needs of Dania Beach. Utilities are permitted in areas designated residential, commercial, office park, industrial, and employment center.

Uses permitted in areas designated utilities are as follows:

- Utilities, excluding landfills.
- Other uses determined to be ancillary to the primary uses described above.

The following uses may also be permitted in the areas designated Utilities as long as the location of such uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

- Recreation and Open Space uses.
- Non-residential agricultural uses.
- Communication facilities.

Communication Facilities

Communication facilities such as television and radio stations, relay structures, and telephone facilities are not specifically designated on the Future Land Use Map as a separate category. Such facilities may be permitted in areas designated by the following zoning categories:

- Residential, if deemed appropriate by the local jurisdiction
- Commercial
- Industrial
- Office Park
- Employment Center

Special Residential Facilities

In accordance with Broward County Ordinance 85-92, the Land Use element of the Broward County

Comprehensive Plan defines categories of Special Residential Facilities for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject, when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility, or bonus sleeping rooms Dania Beach may permit a maximum of one hundred (100) "bonus" sleeping rooms consistent with Broward County Ordinance 85-92, without allocating density, provided such bonus sleeping rooms are permanently dedicated to Special Residential use.

Broward County does not encourage local governments to locate special residential facilities in commercial, office park, or community facilities areas. Special residential facilities should be integrated into residential neighborhoods. However, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in these areas.

Special residential facilities are not specifically designated on the Future Land Use Plan Map as a separate land use category. Special residential facilities are permitted within limitations as stated in the Permitted Uses section of Future Land Use element of the City's Comprehensive plan in the following land use categories:

Definitions of Special Residential Facilities Categories:

Category (1) means:
A housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. Residents include individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly capable of harm to themselves or others. The facility provides a family living environment, including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. Education or training may or may not be provided. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.

Category (2) means:
A housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly capable of harm to themselves or others. The facility provides a family living environment, including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. Education or training may or may not be provided. There may be more than one kitchen within the housing facility. There may be more than one Special Facility Category (2) development on a parcel.

Category (3) means:

- Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly capable of harm to themselves or others;
- Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals;

- Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly capable of harm to themselves or others;
- Any non-for-profit housing facility for unrelated elderly individuals;
- Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

Conservation Use

Conservation areas are designated on the Future Land Use Map for the purpose of protecting natural ecosystems. Permitted uses include:

- Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, monitoring facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection, mosquito control, fire control, and the storage and conservation of water.
- Active outdoor recreation uses such as fishing and boating, pursuant to State and Federal regulations.
- Boat ramps and docks.
- Camping facilities, if determined to be appropriate by the local jurisdiction.
- Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers, trails, outdoor research stations, and walkways.

Secret Woods Nature Center is a Natural Reservation designated for conservation use on the Future Land Use Map (Series).

Those uses permitted in Natural Reservation areas designated for conservation are as follows:

- Passive outdoor recreational uses such as wildlife sanctuaries, feeding stations, nature centers, trails, outdoor research stations, and walkways.
- Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal state, regional, county, municipal, or non-profit agency which manages the Natural Reservation.

No agricultural uses have been indicated on the Land Use Plan. Also, while there are a significant number of parks and recreational lands identified on the Plan, no multi-jurisdictional recreation areas are being considered for conservation designation.

Education, public buildings and grounds, and other public facilities are designated as Community Facilities on the Land Use Map. While there are designated historical properties within the City of Dania Beach, it has no designated historical district.

Regional Activity Center Use

The intent of the Regional Activity Center (RAC) land use designation is to encourage attractive and functional mixed living, working, shopping, education, and recreational activities in the Dania Beach Community Redevelopment Area. The City of Dania Beach transmitted a proposed Comprehensive Plan Text Amendment to the Regional Activity Center Permitted Uses to the State on September 11,

2023.

The current and proposed uses for the RAC are presented in the table below.

Regional Activity Center Permitted Uses

Current and Proposed Land Use Dania Beach RAC			
Use	**Current**	**Proposed**	**Net Change**
Residental (du's)	7,818 du's consisting of: 2,348 Single-family 2,165 High-rise 2,047 Townhouses 972 Garden Apt 286 Duplexes	11,818 du's consisting of: 2,348 Single-family 2,165 High-rise or Mid-Rise apartment 2,047 Townhouses 972 Garden Apt 286 Duplexes 317 Single-Family homes/duplexes 3,683 Multi-family	+4,000 du's: +317 Single-Family homes/duplexes +3,683 Multi-Family
Hotel	640 rooms	640 rooms	No change
Commercial	294 acres plus 500 ksf	264 acres plus 500 ksf	- 30 acres
Industrial	247.5 acres	247.5 acres	No change
Employment Center	74.5 acres	74.5 acres	No change
Community Facilities	36.2 acres	36.2 acres	No change
Parks & Rec (min.)	40.5 acres	40.5 acres	No change
Transportation	6.5 acres	6.5 acres	No change
Conservation (min.)	2.6 acres	2.6 acres	No change
Utilities	2.5 acres	2.5 acres	No change

SECTION 2. IMPLEMENTATION REGULATIONS AND PROCEDURES

2.1 Development Review Requirements

A local government may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified local land use plan when it has determined that the following requirements are met:

a. Traffic circulation, transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer public facilities and services and public schools will be available to meet established level of service standards, consistent with Chapter 163.3180, Florida Statutes, and the concurrency management policies of the Broward County Land Use Plan.

b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.

c. Fire protection service will be adequate to protect people and property in the proposed development.

d. Police protection service will be adequate to protect people and property in the

proposed development.

e. School sites and school buildings will be adequate to serve the proposed development.

f. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

2.2 Procedures for Certification of Local Land Use Plans

a. Each local government within Broward County may prepare, in conformance with the requirements of the Broward County Land Use Plan and the Florida Local Government Comprehensive Planning and Land Development Regulation Act, a local land use plan for submittal to the Broward County Planning Council. The local land use plan shall be certified by the Broward County Planning Council prior to its final adoption by a local government.

b. Pursuant to the Broward County Charter, and consistent with the Broward County Land Use Plan:

(1) The Broward County Planning Council shall adopt, within its "Administrative Rules Document," rules and regulations as may be necessary to provide for the certification, decertification and re-certification of local land use plans.

(2) The Broward County Planning Council shall adopt, within its "Administrative Rules Document," rules and regulations after approval by the Broward County Commission as may be necessary to provide for:

(a) The certification of density transfers.

(b) The receipt of data pertaining to development permits granted by local governments and land development regulations adopted by local governments.

(c) Other matters pertinent to the goals, objectives, policies and requirements of the Broward County Land Use Plan.

c. Every local land use plan submitted for review and certification by the Broward County Planning Council shall include the following:

(1) A land use plan map, drawn to scale, with legend reflecting proposed land uses and residential densities;

(2) Goals, objectives and policies consistent with and furthering those contained

within the Broward County Land Use Plan;

(3) Implementation provisions which establish a land use and density classification system including a detailed listing of permitted land uses and densities allowed within each local land use classification.

(a) A land use permitted within a land use category by the Broward County Land Use Plan may be prohibited or limited by a local land use plan.

(b) A local land use plan may propose other permitted land uses and land use categories not specifically identified within the Broward County Land Use Plan, if consistent with the policies and requirements of the Broward County Land Use Plan;

(4)

(a) A listing of Community level parks acreage counted by the local government to fulfill the parks requirements and consistent with the "Regional and Community Parks" subsections of this Plan;

(b) The local land use plan map shall reflect, conceptually or at specific locations, existing and proposed park and recreational facility sites of sufficient size and quantity to provide Community level parks acreage consistent with the requirements of this plan;

(5) Other implementation provisions consistent with the policies and requirements of the Broward County Land Use Plan which will implement the local land use plan.

d. The Broward County Planning Council shall certify each local land use plan which is in substantial conformity with the Broward County Land Use Plan. A local land use plan shall be certified by the Broward County Planning Council when it finds that:

(1) The maximum number of dwelling units permitted in the municipality by the local land use plan does not exceed the maximum number of dwelling units permitted by the Broward County Land Use Plan and that residential densities are distributed in a manner consistent with the policies of the Broward County Land Use Plan. The local government shall demonstrate to the Broward County Planning Council that the distribution of land uses by the local land use plan does not result in an increase in the number of permitted dwelling units as compared to the number of dwelling units permitted by the Broward County Land Use Plan;

(2) The arrangement of land uses on the local land use plan map bears a reasonable relationship to the arrangement of land uses on the Broward County Land Use Plan Map and permitted uses fall within the parameters for permitted uses established by the Broward County Land Use Plan;

(3) The goals, objectives and policies of the local land use plan are consistent with and further those of the Broward County Land Use Plan;

(4) The implementation provisions meet or exceed the requirements of the Broward County Land Use Plan.

e. Each local government is encouraged to develop innovative methods to regulate the development of land through its local land use plan and other land development regulations which may be proposed within its local land use plan. During the certification process, the Broward County Planning Council shall review and may approve such innovative methods which are consistent with the policies of the Broward County Land Use Plan and are in substantial conformity with the Broward County Land Use Plan.

f. Each local government shall comply with Section 8.05 of the Broward County Charter and shall make every reasonable effort to prepare a local land use plan which will be in substantial conformity with the Broward County Land Use Plan. If the Broward County Planning Council determines that a local land use plan includes proposed land uses which are not in conformity with the Broward County Land Use Plan, then it shall not certify the local land use plan unless the Broward County Commission:

(1) Determines, within sixty days after receipt of a written request by a local government, that the proposed land uses which are not in substantial conformity with the Broward County Land Use Plan must be permitted in order for the local government to comply with Section 8.05 of the Broward County Charter, or

(2) Finds that a final judicial decision has been rendered which requires a local government to permit the proposed land uses. The Broward County Commission shall make its finding at the request of any party to the litigation after the Broward County Commission has given at least thirty days notice by certified mail to all other parties to the litigation, or

(3) Adopts an amendment to the Broward County Land Use Plan which brings the proposed land uses into substantial conformity to the Broward County Land Use Plan.

2.3 Broward County Land Use Plan Amendment Procedures

a. The Broward County Land Use Plan may be amended by the Broward County Commission in the manner provided by the Broward County Charter and Florida Local Government Comprehensive Planning and Land Development Regulation Act.

b. The Broward County Planning Council shall adopt, within its "Administrative Rules Document," rules and regulations as may be necessary to provide for the consideration of proposals for the amendments to the Broward County Land Use Plan and the submittal of recommendations and proposals to the Broward County Commission.

2.4 Local Land Development Regulations and Procedures

a. The Broward County Land Use Plan shall be implemented by adoption and enforcement of appropriate local regulations on the development of lands and waters within the jurisdiction of the local government.

b. No public or private development may be permitted except in compliance with the Broward County Land Use Plan or certified local land use plan.

c. A local government which does not have a land use plan certified by the Broward County Planning Council:

(1) May grant an application for a development permit, provided:

a. The proposed development would be consistent with the Broward County Land Use Plan, and

b. The proposed development would be in compliance with local land development regulations, and

c. The development permit is granted in compliance with the "Development Review Requirements" subsection of this plan or with local land development regulations which meet or exceed the requirements of said subsection.

(2) May adopt land development regulations, a land development code, or amendments thereto which are consistent with the Broward County Land Use Plan.

(3) Shall transmit to the Broward County Planning Council for review, no less than forty-five days prior to adoption, a copy of all proposed land development regulations, a land development code, or amendments thereto, and notice of all proposed changes of zoning districts.

d. A local government which does have a land use plan certified by the Broward County Planning Council and is effective:

(1) May grant an application for a development permit provided:

a. The proposed development would be consistent with the applicable certified land use plan, and

b. The proposed development would be in compliance with local land development regulations, and

c. The development permit is granted in compliance with the "Development Review Requirements" subsection of this plan or with local land development regulations which meet or exceed the requirements of said subsection.

d. May adopt land development regulations, a land development code or amendments thereto, and amend zoning districts consistent with its certified land use plan.

2.5 Procedures For Formal Interpretations of The Broward County Land Use Plan

The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter. Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures or matters as contained within this plan regarding Section 8.05 of the Broward County Charter.

The Broward County Commission, within thirty (30) days after receipt of the request, shall review and either approve or approve with modifications, the Broward County Planning Council's letter of interpretation which shall then be binding on the Broward County Commission, on the Broward County Planning Council, on the local government and on any property owner given written notice and an opportunity to be heard on the matter. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

(a) A statement of the question(s).

(b) A statement of the facts necessary to answer the question(s).

(c) A statement of the position of the local government on the matter.

2.6 Monitoring and Enforcement Procedures for the Broward County Land Use Plan

a. Local government shall prepare and transmit to the Broward County Planning Council the information listed below within the time periods specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council.

   (1) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated Residential, Activity Center, or Commerce utilizing the "flexibility" provisions of the Broward County Land Use Plan, if certified within the local land use plan.

b. Upon determination by the Broward County Commission that a local government has granted development permits or permitted uses which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

2.7 The City shall not accept a building Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern

Broward County will conduct a review of all Natural Resources as defined in the text and depicted on the Natural Resource Map Series of the Broward County Land Use Plan. The review will determine whether such lands are environmentally sensitive and shall provide the basis for the regulation of those lands found to be environmentally sensitive as is required by Section 163.3202, Florida Statutes.

The Broward County Commission shall conduct a review of the following maps and, utilizing the criteria enumerated herein or utilizing additional alternative criteria review and approved by the County Commission, make a determination as to whether the designation and regulation of additional Environmentally Sensitive Lands is appropriate:

a. Existing and Planned Potable Water Wells and Zones of Influence

b. Wetlands

c. Flood Plains, Flood Prone Areas and Coastal Storm Area

d. Mineral Resources

e. Beaches and Shores, including, Rivers, Bays, Harbors, Canals, Major Lakes, Estuarine System and Dredge Spoil Disposal Sites

f. Soils

g. Local Areas of Particular Concern

Local Areas of Particular Concern (LAPCs) may be designated in six categories according to the types of resources present. Unless otherwise indicated, LAPCs must have one or more of the characteristics for the respective category.

1. Marine Resource Category
Coastal areas of unique, scarce, fragile, or vulnerable natural habitat, physical features and scenic importance, or; coastal areas of high natural productivity or essential habitat for fish, wildlife, and the various trophic levels in the food web critical to their well- being, or; coastal areas of substantial recreational value and/or potential, or; areas needed to protect, maintain, or replenish coastal flood plains, coral and other reefs, beaches, offshore sand deposits and mangrove stands.

2. Natural Landforms and Features Category
A geological, hydrological, or physiographical feature confined to a small area of Broward County and considered quite rare locally or regionally, or; a representative natural ecosystem and/or its units existing in a few isolated locations, but extirpated from most of the county.

3. Native Vegetative Communities Category
(a) A Local Area of Particular Concern (Native Vegetative Communities Category) is an area which shows a predominance of native vegetation associated with one or more of the following ecological communities: Beach and Dune Community; Coastal Strand Forest Community; Mangrove Community (Saltwater Swamp); Scrub Community; Pine Flatwoods Community; High Hammock Community; Low Hammock Community; Cypress Wetland Community (Freshwater Swamp); Ever- glades Community (Freshwater Marsh).

(b) In addition, a Local Area of Particular Concern (Native Vegetative Communities Category) must satisfy at least three of the following criteria:

i. Uniqueness - The site contains a significant sample of rare or endangered species, or, the site is among a small number of sites in Broward County representing a particular ecological community.

ii. Diversity - A significant sample of two or more ecological communities are contained within the site.

iii. Low Level of Exotic Invasion - The degree and nature of exotic invasion on the site is such that it can be easily managed or mitigated.

iv. Potential for Protection -Ownership patterns, development status and other factors make the resources of a site likely to be successfully protected.

v. Geography - The site has proximity to other resources which would heighten its value as a LAPC (e.g., other ESLs, public parks, waterfront).

4. Wildlife Category
Existing wildlife refuges, reserves, and sanctuaries, or; known habitats of rare, threatened, or endangered species or species of special concern, or; major wildlife intensive use areas such as well-developed hammock communities, highly productive coastal tidelands, and mangroves, or; areas used for scientific study and research on wildlife.

5. Economic Resource Category
Existing ports, marinas, piers, energy resources, and artificial reefs, or; areas noted for specific study and research concerning economic development.

6. Cultural Resource Category
Sites designated on the National Register of Historic Places or on the Florida Master Site File, or; sites related to the general development of the local area, region, or State, or; buildings which are significant examples of the architectural design of their period, or; sites associated with the life/lives of important person(s), or social, political, cultural, or economic movements or with historical events, or; archaeological sites which have yielded useful information on the area's past.

2.8 The City shall not accept a building Legal Actions Involving the Broward County Land Use Plan

a. In any legal action challenging the Broward County Land Use Plan or any legal action challenging any decision of any governmental agency made pursuant to provisions of the Broward County Land Use Plan, Broward County shall be served with a copy of the Complaint and be entitled to be heard.

(1) In any legal action challenging any certified land use plan or any legal action challenging any decision of any governmental agency made pursuant to provisions of any certified land use plan, Broward County shall be served with a copy of the Complaint and be entitled to be heard.

b. In any legal action, challenging or affecting land development regulations, the unit of local government shall notice Broward County and provide copies of any papers served in connection therewith.

2.9 Criteria for Designating Adaptation Action Areas of Regional Significance

As consistent with the Broward County Land Use Plan, Adaptation Action Areas may be designated by a local government in order to identify areas vulnerable to sea level rise, enhance the funding potential of infrastructure adaptation projects and implement policies for adaptation.

To be eligible for Adaptation Action Area of Regional Significance designation, the applicant must clearly detail how vulnerabilities identified in the proposed Adaptation Action Area will be exacerbated by climate change or sea level rise within a 50-year planning horizon. In addition, the proposed Adaptation Action Area must meet at least one (1) of the following criteria:

a. Areas which experience tidal or coastal flooding;

b. Areas which have a hydrologic connection to coastal waters;

c. Locations which are within areas designated as evacuation zones for storm surge;

d. Areas vulnerable to flash floods and severe storm water runoff or coastal erosion; or

e. Areas vulnerable to other predicted impacts of climate change and sea level rise where management strategies, infrastructure investments and planning decisions can help to mitigate the magnitude or severity of future climate impacts.

Local governments may apply for county designation of an Adaptation Action Area of Regional Significance within the Broward County Land Use Plan if the identified problem(s) conform(s) with one or more of the criteria identified above, or additional demonstration of climate vulnerability is provided. In addition, proposed adaptation strategies for the designated area should demonstrate investments and benefits of regional significance. The Unified Sea Level Rise Projection for Southeast Florida and the Broward County Priority Planning Area Map may serve as reference materials in review of the request. Notice submitted to the Planning Council should include:

a. The geographical area under consideration;

b. Documentation of the issue(s) or vulnerability of the area;

c. A description of strategies, policy and/or infrastructure improvements proposed; and

d. Explanation of how these solutions will reduce risk and increase the area's resilience to climate impacts.

County staff will review and issue a joint recommendation pertaining to the requested Adaptation Action Area of Regional Significance designation. No fee will be charged for review of the proposed Adaptation Action Area designations. The Broward County Commission or the Broward County Planning Council may also initiate an application for Adaptation Action Area designation. If the Broward County Commission or the Broward County Planning Council will be the applicant for an Adaptation Action Area (AAA) designation, the County or Planning Council staff, as applicable, shall notify, in writing, any municipality in which the proposed AAA is located. Such written notification shall be sent at least 35 days before the first County Commission or Planning Council meeting to consider the AAA designation, and will solicit comment from the municipality. Municipal comments received will be included as part of the AAA report reviewed by the County Commission and Planning Council. Applications may also be submitted for de-designation by the original applicant, the Broward County Planning Council or the Broward County Commission, based on adaptation investments, reduction of vulnerability, changes in community priorities, cost- benefit considerations, changes in land use, or other environmental, economic or social considerations which support de-designation.

Areas designated by the County as Adaptation Action Areas of Regional Significance will be added to the Broward County Priority Planning Areas for Sea Level Rise Map as part of the Broward County Land Use Plan.

Ref No. on SLR Map	**AAA Name**	**Applicant**	**Qualifying Criteria Met**	**Strategies Proposed**	**Expected Benefits**
1	Port Everglades Sand Bypass Project Area	Broward County	c) Storm Surge d) Coastal Erosion e) Sea Level Rise	-Sand bypass at Port Everglades -Beach renourishment -Shoreline management	-Protection of critical infrastructure -Protection of public and private property -Preservation of habitat for threatened and endangered species -Reduced shoaling in the navigation channel -Maintenance of recreational opportunities at John U. Lloyd Beach State Park -increased potential of federal permitting and funding support

SECTION 3. IMPLEMENTATION REQUIREMENTS AND PROCEDURES

The monitoring and evaluation of the progress of the Future Land Use Element of the Comprehensive Plan is coordinated by the City's Planning and Development Services Department, working through the City's existing Development Review Committee (DRC). The DRC is composed of the Department Heads (or their designees) of: Public Works and Environmental Services, Building Services Division, Fire, Police, and Planning and Development Services. This is an ongoing, day-to-day, process.

SECTION 4. CONCURRENCY MANAGEMENT

Implementation of the Future Land Use Plan of the City of Dania Beach is achieved through the Land Development Code, which addresses zoning, landscaping, tree preservation ordinance, development review regulations and procedures and through the cooperation and coordination with Broward County in plat approval and Development of Regional Impact (DRI) processes.

The City's Land Development Code specifies that the City shall approve no plat, site plan, or building permit until it has made a positive determination of consistency with the Future Land Use Plan and concurrency in the following:

1) local transportation network,
2) regional road network,
3) stormwater management,
4) potable water,
5) wastewater,
6) solid waste,
7) local parks and recreation facilities,
8) fire protection, and
9) police protection.

This Concurrency Management System establishes the administrative procedures necessary to ensure that the necessary infrastructure facilities are available concurrent with the impacts of development.

SECTION 5. COMMUNITY AND REGIONAL PARKS

POPULATION	DEMAND (3 ac/1,000)
Current (2020) Population: 33,888	101.66 acres
Buildout (2045) Population: 44,329	132.98 acres

City of Dania Beach Current Recertified Parks

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
CURRENT RECERTIFIED PARKS		
IT Parker Center (Houston Park)	Community	7.8
Tigertail Lake Center/Dog Park	Community	39.3
Secret Woods	Community	5.7 (57 ac)*
Pond Apple Slough	Community	4.6 (46 ac)*
Dania Beach (incl. Tootie & Whiskey Creek)	Community	26.5
West Lake Marsh	Community	10 (136 ac)*
Dania Elementary	Neighborhood	2.6
Olsen	Neighborhood	9.9
PJ Meli Park	Neighborhood	9.7
Collins	Neighborhood	4.9
CW Thomas	Neighborhood	9.7
Frost	Neighborhood	10.1
Dania Cove Park	Neighborhood	4.65
Northside/Malaleuca Park	Neighborhood	0.7
Mullikan	Neighborhood	1
Chester Byrd	Neighborhood	2.5
Subtotal		**149.65**

City of Dania Beach Park Inventory

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
CURRENT RECERTIFIED PARKS		
IT Parker Center (Houston Park)	Community	7.8
Tigertail Lake Center/Dog Park	Community	39.3
Secret Woods	Community	5.7 (57 ac)*
Pond Apple Slough	Community	4.6 (46 ac)*
Dania Beach (incl. Tootie & Whiskey Creek)	Community	26.5
West Lake Marsh	Community	10 (136 ac)*
Dania Elementary	Neighborhood	2.6
Olsen	Neighborhood	9.9
PJ Meli Park	Neighborhood	9.7
Collins	Neighborhood	4.9
CW Thomas	Neighborhood	9.7
Frost	Neighborhood	10.1
Dania Cove Park	Neighborhood	4.65

Northside/Malaleuca Park	Neighborhood	0.7
Mullikan	Neighborhood	1
Chester Byrd	Neighborhood	2.5
Subtotal		**149.65**
NEW EXISTING PARKS		
Griffin Marine	Neighborhood	2.6
Mildred Jones	Neighborhood	0.86
Star Centennial	Neighborhood	0.35
SW Community Center	Neighborhood	1.42
SE 5th Avenue Linear park	Neighborhood	5.53
PJ Meli Park (add. Acreage)	Neighborhood	2.6
Subtotal		**13.36**
FUTURE PARKS		
City Hall	Neighborhood	1.65
BSO Substation	Neighborhood	0.21
Boise Waiters	Neighborhood	5.43
Nyberg Swanson	Neighborhood	1.07
FDOT Annex (Beach)	Neighborhood	1.29
Mullikan ROW	Neighborhood	0.22
The Wave	Neighborhood	0.52
Subtotal		**10.39**
TOTAL		**173.4**

SECTION 6. PLATTING REQUIREMENTS

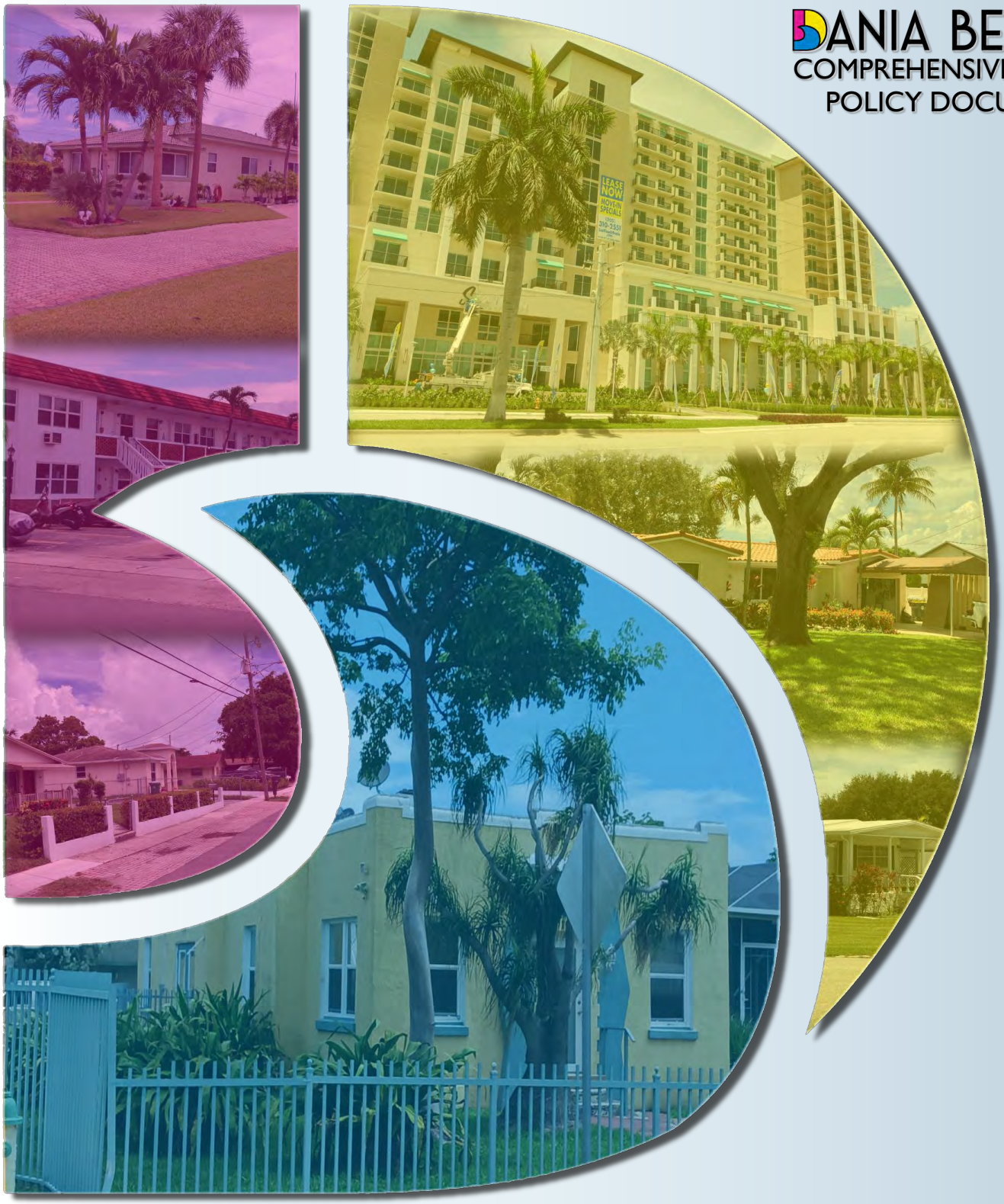
The City shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. The exemptions from this requirement are specified in Article 4 of the Broward County Land Use Plan, as amended, and administered through the Broward County Administrative Rules Document. The City acknowledges these rules as those in effect within the municipal boundaries.

SECTION 7. HISTORICALLY SIGNIFICANT PROPERTY

(From Housing Element Table 3-10)

DATA REQUIREMENTS Historically Significant Property	
Site/Location	**Site File #**
JOHN BOEHM RESIDENCE 251 South Federal Highway	8DB00118
HELEN AND MARTIN FROST HOUSE 400 South Federal Highway	8BD00120
DANIA BANK BUILDING Dania Beach Boulevard and Federal Highway	8BD00121
DANIA BEACH HOTEL 180 East Dania Beach Boulevard	8BD00141
LA NORMANDIE RESTAURANT 129 North Federal Highway	8BD00142
HOTEL POINCIANCA 141 Northwest First Avenue	8BD00143
J.W. BLACK RESIDENCE 146 Southwest First Avenue	8BD00144
DANIA COMMUNITY LIBRARY WOMEN'S CLUB 17 Northwest First Avenue	8BD00145
PARISH RESIDENCE 134 Southwest First Avenue	8BD00147
OCEAN WATERWAY RESIDENCE 1500 West Griffin Road	8BD00148
110 BRYAN ROAD	8BD00137
113 S. FEDERAL HIGHWAY	8BD00140
202 S. FEDERAL HIGHWAY	8BD00146
JOHN BRYAN RESIDENCE Bryan Road	8BD00146
PRIESTLY RESIDENCE North Federal Highway	8BD00080
MYBERG RESIDENCE 202 S. Federal Highway	BD00119

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



HOUSING AND NEIGHBORHOODS ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

2. HOUSING AND NEIGHBORHOODS ELEMENT

GOALS, OBJECTIVES, AND POLICIES

~~III. REQUIREMENTS FOR HOUSING GOALS, OBJECTIVES AND POLICIES~~

~~The goal of the housing element of the City of Dania Beach is to ensure that an adequate and affordable amount of housing is provided to existing residents and the anticipated population through a coordinated effort of private sector and governmental involvement. Housing will be available to a full range of residents and will contain a variety of types and will continue the City's policy of moving more residents towards home ownership.~~

GOAL 2.1: **Achieve a supply of housing that offers a variety of residential unit types and prices for current and future homeowners and renters at all household income levels by the creation and/or preservation of a full range of quality housing units.**

Objective 2.1.1: **Upgrade the quality of existing housing and assure that new construction is of the highest possible quality, and resilient, while supporting the position that the City's housing supply will be principally provided by the private sector.**

Policy 2.1.1.1: Strict enforcement of the Florida Building Code, Standard Housing Code, and other applicable codes shall continue.

Policy 2.1.1.2: Conservation and rehabilitation of housing stock shall be guided by recommendations contained in planning and housing studies prepared for redevelopment areas, historic surveys, and other appropriate documentation.

Policy 2.1.1.3: The City shall support the location of housing assistance for very low-, low-, and moderate-income households, consistent with applicable zoning and land development regulations.

Policy: 2.1.1.4: The City shall take strict enforcement measures to eliminate overcrowded housing conditions.

Objective ~~I~~ 2.1.2: **~~Assist~~ Support the private sector with the provision of ~~450 additional housing units between 1995 and 2005 and 1,073 total units by between 2005 and 2010. The housing will be of~~ diverse types of housing and affordability levels ~~to~~ for the existing and anticipated population growth.**

Policy ~~1.1~~ 2.1.2.1: ~~Utilize the following to streamline the permitting process for all housing in the City, especially affordable housing:~~

~~a. Implement Article 10.14 of the City of Dania Beach Zoning Code that allows for a shortened variance approval process for those qualified developments in the designated community development block grant areas.~~

~~b. The City of Dania Beach shall~~ Continue to streamline the development review process for qualified affordable housing developments by allowing building plans and site plans for said developments to be reviewed concurrently.

Objective ~~II~~2.1.3: **Continue enforcing regulations and procedures to ensure safe housing units ~~Provide a minimum of 3 rehabilitation and 2 new housing units through the Year 2010~~. In the event of a hurricane or natural disaster, the City will identify and demolish any unsafe structures within twelve (12) months.**

Policy ~~2.1~~ 2.1.3.1 Provide assistance through the CDBG to property owners for upgrading all housing in a substandard condition.

Policy ~~2.2~~ 2.1.3.1 Continue to identify and demolish structures which pose a threat to the health, safety, and welfare of the community through the CDBG Program.

Objective ~~III~~ 2.1.4: **Continue to record code enforcement actions related to structural and community appearance improvements to existing housing.**

Policy ~~3.1~~ 2.1.4.1: In order to preserve good housing conditions throughout the community, develop incentive programs for the rehabilitation and enhancement of existing housing stock.

Policy ~~3.2~~ 2.1.4.2: Within the CDBG Target area, provide a minimum of one rehabilitation and one new housing unit on an annual basis.

Objective ~~IV~~ 2.1.5: ~~The City shall reduce the deficit in the supply of affordable housing units by at least 5 units by the year 2000, by at least 25 units by the year 2005, and by at least 50 units by the year 2010.~~ Continue to support strategies for reducing the deficit of affordable housing.

Policy ~~4.1~~ 2.1.5.1: ~~The City shall provide~~, Strive to provide low-, very low-, moderate-income, and workforce housing based on Shimberg Center Housing Data, affordable housing to reduce any deficit. ~~of low, very low- and moderate-income housing projected for years 2000, 2005, and 2010.~~

Policy ~~4.2~~ 2.1.5.2: ~~Assist~~ Support the private sector by providing demographic information and other assistance which will aid in the development of housing to meet ~~the~~ existing and anticipated needs.

Policy ~~4.3~~ 2.1.5.3: Encourage and support programs designed to increase the income levels of low-income households.

Policy ~~4.4~~ 2.1.5.4: Continue to apply for CDBG funds for construction of affordable housing units and rehabilitation of existing units.

Policy ~~4.5~~ 2.1.5.5: Continue to support Habitat for Humanity's efforts to create affordable housing in the City of Dania Beach.

Policy ~~4.6~~ 2.1.5.6: Continue to improve the community appearance qualities of ~~the~~ new development and redevelopment ~~which will~~ to enhance and ~~help to~~ preserve existing neighborhoods.

Policy ~~4.7~~ 2.1.5.7: Establish incentives for the stabilization of neighborhoods and identification of programs which would encourage redevelopment of aging neighborhoods and home ownership.

Policy ~~4.8~~ 2.1.5.8: Rental Housing: The City of Dania Beach will meet the above objective in part by providing Section 8 Rental Vouchers and Rental Certificates to ~~address~~ alleviate the severe cost burden experienced by "very low income" renter households. ~~in the City of Dania Beach.~~

Policy ~~4.9~~ 2.1.5.9: Rehabilitation: The City of Dania Beach will meet the above objective in part by providing low interest CDBG, HOME, and SHIP funds to conserve, upgrade, and expand the existing affordable housing stock of single-family homes, especially those available to low-income residents.

~~Policy 4.10 Mortgage Loans: The City of Dania Beach will meet the above objective in part by providing no-interest, deferred second mortgage HOME and SHIP loans of up to $10,000 for down payment and closing cost to income-eligible buyers to finance the purchase of homes in the City of Dania Beach.~~

Policy ~~4.10~~ 2.1.5.10: Policies ~~10.2-10.3~~ 2.1.5.8 and 2.1.5.9 are subject to the continued existence of CDBG, SHIP and HOME programs. If one or more of these programs is discontinued for reasons beyond the control of the City of Dania Beach, the City will use its best efforts to pursue alternative funding to meet or exceed the above objective.

Objective ~~V~~ 2.1.6: Group homes or foster care facilities licensed by Florida HRS shall be permitted in specified residential categories of the Dania Beach Comprehensive Plan.

Policy ~~5.1~~ 2.1.6.1: The Dania Beach Comprehensive Plan and Amendments thereto will be reviewed to ensure that group homes and foster care facilities are permitted in specific residential categories consistent with Chapter 419, Florida Statutes.

Policy ~~5.2~~ 2.1.6.2: Coordinate with Broward County to identify sites for group homes and foster care facilities on a regional basis.

Policy ~~5.3~~ 2.1.6.3: Group homes, foster care facilities, and housing of special needs population shall be permitted in all specific residential categories consistent with Chapter 419, Florida Statutes.

Policy 2.1.6.4 Amendments to the zoning ordinance and other development regulations shall retain principles and criteria for guiding the location of adult congregate living facilities, group homes, housing for low- and moderate-income households, mobile homes, and

foster homes in a manner consistent with State laws and more explicitly in conformity with Florida Statutes.

Objective ~~VI~~ 2.1.7: Continue the conservation, rehabilitation, and demolition of housing, and the identification of historically significant housing.

Policy ~~6.1~~ 2.1.7.1: Housing should be rehabilitated in lieu of demolition where permissible under CDBG guidelines.

Policy ~~6.2~~ 2.1.7.2: Continue to implement housing conservation measures through code enforcement.

Objective ~~VII~~ 2.1.8: ~~Maintain and continually~~ Continue reviewing and maintaining the list of historically significant housing.

Policy ~~7.1~~ 2.1.8.1: Utilize the resources of the Dania Historical Society ~~for~~ to maintain~~enance~~ a list of historically significant housing ~~list~~.

Policy 7.2 2.1.8.2: Maintain the list of historically significant housing with the Dania Historical Society and the Broward County Historical Commission.

Objective ~~VIII~~ 2.1.9: Provide relocation housing for residents displaced as a result of Community Development Block Grant activities.

Policy ~~8.1~~ 2.1.9.1: As part of Community Development Block Grant Program, provide temporary relocation housing for displaced residents until replacement housing is available.

Objective ~~IX~~ 2.1.10: Continue to implement a Housing Development program.

Policy ~~9.1~~ 2.1.10.1: Continue to apply for federal and state funding to implement programs for the development of future housing to meet identified needs.

Policy ~~9.2~~ 2.1.10.2: Continue to apply for federal and state funding to implement programs which will help enhance and rehabilitate deteriorated housing conditions.

Policy 9~~.3~~ 2.1.10.3: Continue to apply for federal and state funding to implement programs which will aid in the redevelopment of declining neighborhoods.

Policy ~~9.4~~ 2.1.10.4: Continue to ~~compile~~ implement and monitor the programs defined in the Housing Element.

Objective ~~X~~ 2.1.11: Continue to support job training, job creation, and~~,~~ other economic solutions that target low-income households.

Policy ~~10.1~~ 2.1.11.1: Implement the City job training program "Institute for Community Empowerment."~~:~~

Policy ~~10.2~~ 2.1.11.2: Continue to implement and encourage mixed-use developments as permitted in the Land Use Plan Element.

Policy ~~10.3~~ 2.1.11.3: Continue to support and implement streamlined procedures to reduce costs and processing times for affordable housing.

Policy ~~10.4~~ 2.1.11.4: Continue to implement density bonuses for affordable housing developments through the allocation of Affordable Housing Units (AFU's) consistent with the Land Use Element and the Broward County Planning Council Administrative Rules.

~~Policy 10.5 By January 2001 the City will provide to residents and individuals employed in the City of Dania Beach access to information pertaining to countywide programs to aid in job training, day-care facilities, English language courses, and high school equivalency (GED) which are currently provided by the following agencies:~~

- ~~Broward Community College~~
- ~~Broward County Public Schools~~
- ~~Broward County Department of Children and Families~~
- ~~Broward County Department of Human Services~~
- ~~Broward County Child and Family Services (not the same as DCF)~~
- ~~Family Central (child-care)~~
- ~~Broward Workforce Development Board (formerly Broward Employment and Training Administration or BETA)~~
- ~~Florida Atlantic University Center for Urban Redevelopment and Empowerment (the CURE)~~
- ~~Hispanic Unity (English classes and childcare)~~
- ~~Haitian American Community Foundation~~
- ~~Women investing in New Goals and Services (WINGS)~~

Objective ~~XI~~ 2.1.12: The City has long recognized the lack of home ownership opportunities for all income levels and has ~~embarked in~~ initiated on-going planning activities to correct inequities in the ~~deliverance~~ availability of housing, including ~~These activities include, among others, the establishment of~~ the Dania Beach Community Redevelopment Areas, the maintenance of a Housing Authority, and the ~~City continues to~~ continuing support of fee simple mobile home parks.

Policy ~~11.1~~ 2.1.12.1: Develop, expand, and continue programs that provide ownership opportunities, such as the First-time Home Buyers Program, Primary Mortgage Assistance Program, Minor Home Repair Program, Paint Program, National Flood Insurance Program, and rental-to-owner conversion incentives.

Policy ~~11.2~~ 2.1.12.2: Increase transit level-of-service to enhance mobility and access to employment centers.

Policy ~~11.3~~ 2.1.12.3: Enhance programs to support small businesses, in such areas as education, training, and revolving loan programs.

Policy ~~11.4~~ 2.1.12.4: Recruit ~~additional~~ new employers and retain existing employers.

Policy ~~11.5~~ 2.1.12.5: Enhance vocational and educational opportunities for residents.

Policy ~~11.6~~ 2.1.12.6: Promote mixed-use development that provides ~~an array~~ a variety of housing types along transit corridors.~~,~~ ~~including the establishment of a Local Activity Center (LAC) future land use designation, the development of mixed-use zoning districts, and the allocation of flex units to mixed-use projects.~~

Objective ~~XII~~ 2.1.13: Implement neighborhood improvement projects identified in the Community Redevelopment Area Plan.

Policy ~~12.1~~ 2.1.13.1: It is recommended that the various Comprehensive Plan elements be updated, as appropriate, to assist with the provision of ownership opportunities at higher income levels, as follows:

a. Continue to expedite permitting, prioritize the allocation of flex units, and sponsor Future Land Use Plan amendments for luxury housing projects.

b. Continue promoting mixed-use development that provides an array of housing types along transit corridors, including the support of the ~~establishment of a Local~~ Regional Activity Center (~~L~~RAC) future land use designation, the development of mixed-use zoning districts, and the allocation of flex units to mixed-use projects.

c. Implement neighborhood improvement projects identified in the Community Redevelopment Area.

Objective 2.1.14: Encourage financial programs that expand opportunities for new housing construction and rehabilitation of existing housing for very low-, low-, and moderate-income households in a manner consistent with the scale and character of the community.

Policy 2.1.14.1: Implement activities for improving coordination among participants in the delivery of housing within the City. Appropriate areas for City involvement should include partnerships with private firms, non-profit agencies, or other government agencies.

Policy 2.1.14.2 Optimize the use of Federal, State, and County housing programs to ensure a full range of housing opportunities is available for City residents.

Objective 2.1.15: Encourage construction of workforce housing units and market-rate housing to contribute to the Goal of providing a full range of quality residential unit types and prices for current and anticipated homeowners and renters in all household income levels.

Policy 2.1.15.1: Explore the establishment of an effective housing program to alleviate the excessive concentration of affordable units in the City types and prices. Increase coordination with the Dania Beach Housing Authority.

Policy 2.1.15.2: Promote the construction of market-rate housing in redevelopment areas and mixed-use corridors to achieve a full range of housing supply.

GOAL 2.2: **To assure that all citizens have decent, safe, resilient and sanitary housing in neighborhood environments that are attractive, secure, and free from urban blight.**

Objective 2.2.1: **To maintain the integrity of existing residential neighborhoods and to promote their preservation and rehabilitation.**

Policy 2.2.1.1: Residential areas shall be adequately buffered from incompatible nonresidential uses that would adversely affect the living environment of residents.

Policy 2.2.1.2: The City's definitions for standard and substandard housing, and guidelines for determining the quality of housing and stabilizing residential neighborhoods will be enforced.

Policy 2.2.1.3: Code enforcement efforts will be maintained in order to prevent overcrowding and unsafe or unsanitary housing conditions.

Objective 2.2.2: **To promote the conservation, preservation, and rehabilitation of existing housing as a means of maintaining and improving residential conditions, providing a variety of opportunities for housing to all current and anticipated future residents of the City, and creating affordable housing opportunities.**

Policy 2.2.2.1: Preservation of affordable housing will be accomplished through code enforcement, a variety of programs, including participation in rehabilitation loan programs funded by CDBG and SHIP, administration of historic housing and–redevelopment programs, and enhanced intergovernmental coordination in the provision of housing such as the local Community Development Corporation, housing rehabilitation, and public housing.

Policy 2.2.2.2: The City shall ensure compatibility of new housing developments with existing neighborhood characteristics by proactively seeking projects that integrate adaptive re-use, mixed-use, and offer market-rate and workforce housing solutions through site plan review and design guidelines.

Policy 2.2.2.3: Affordable (low, very low, and moderate) housing, as well as special needs housing, may be developed in any residential district.

Objective 2.2.3: To promote the elimination of blighting influences in residential areas and improvement of substandard housing conditions.

Policy 2.2.3.1: Dwelling units that are dilapidated and thus do not provide a decent, safe, and sanitary environment shall be removed.

Policy 2.2.3.2: The City will regularly maintain and rehabilitate public improvements that have been accepted for maintenance, such as street paving, sidewalks, and other physical improvements.

Policy 2.2.3.3: In conjunction with the City's Certificate of Use program, housing stock will be regularly inspected.

Policy 2.2.3.4: Group homes and foster care facilities licensed or funded by the Florida Department of Children and Families shall be located so as to encourage the development of community residential alternatives to institutionalization. The City encourages the location of these facilities near supporting institutional and other uses, appropriate for the clientele served by the facilities Such facilities shall be supported with public facilities and services in a nondiscriminatory manner.

Policy 2.2.3.5: Housing demolition program activities will be guided by City's land development regulations, consistent with City policies on neighborhood improvement and the removal of dilapidated structures.

Objective 2.2.4: To encourage architectural design that complements the City's appearance and resiliency and considers the objectives of all facilities and services provided by the City.

Policy 2.2.4.1: Housing located in areas subject to the hazards of flooding and storm surge shall be constructed according to acceptable standards in order to minimize the impacts of these hazards.

Policy 2.2.4.2: Housing located in Commercial and Industrial zoning districts within the RAC boundary shall comply with the design standards.

GOAL 2.3: **Develop and implement strategies that reinforce Dania Beach as a "community of neighborhoods." Promote neighborhood preservation, revitalization, and stabilization to enhance the quality of life throughout the City.**

Objective 2.3.1: **The City of Dania Beach may establish a Neighborhood Planning Program which incorporates neighborhood plans as a part of the City's strategies for fostering diverse, distinct, and well-structured neighborhoods that meet the community's needs for complete, sustainable, and high-quality living environments with a strong sense of place and identity.**

Policy 2.3.1.1: In conjunction with development of a Neighborhood Planning Program, the City may review and create guidelines and rules for preparation of neighborhood plans, creation of neighborhood groups with adequate representation, and designation of neighborhood contacts. The requirements and procedures may include the following:

a. Neighborhood plans may be prepared by the City's Department of Community Development and neighborhood residents. These plans are for the benefit of current and future residents of the neighborhood.

b. Priority may be given to neighborhoods that are not in a historic district and are presenting signs of deterioration or the intrusion of incompatible uses.

c. The Department of Community Development will ensure that neighborhood plans are consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and shall submit the neighborhood plans to the City Commission for approval.

d. Provisions may be made to ensure that each neighborhood plan reflects the desires of a sufficient proportion and number of neighborhood residents.

e. Provisions for neighborhood planning may include a process for selecting neighborhood planning groups, with ample participation of neighborhood residents, who will designate representatives to work with the

City in the preparation and implementation of each neighborhood plan.

Policy 2.3.1.2: The City may consider, on a neighborhood-by-neighborhood basis, the need, desirability, and level of support for enacting specific neighborhood conservation, preservation, revitalization, and stabilization strategies and plans that would involve the enactment of specific regulations for that neighborhood. Such strategies may include an overlay district, historic district, or other special purpose district that would only affect properties within that specific neighborhood.

Policy 2.3.1.3: Preparation of a Neighborhood Plan may include input from area residents, business, and community/neighborhood leaders. The primary purpose of these programs will be to address the principles expressed in this GOAL and to incorporate those principles into existing and planned neighborhoods. However, in addition to these principles, Neighborhood Planning shall address, where applicable:

a. A balanced mix of land uses, including open space;

b. A balanced and compatible mix of single-family and multi-family market rate housing, affordable housing, and housing for the elderly;

c. Employment opportunities;

d. Facilities and services; and

e. Sustainable concepts such as energy-efficient land use patterns, energy conservation, and greenhouse gas reductions.

Policy 2.3.1.4: The City should engage neighborhood residents and organizations in collaborative efforts to share information, solve problems, and plan for the future. Such efforts include developing and implementing a communications plan that outlines the role and responsibilities of City agencies, neighborhood organizations, residents, community institutions, and businesses potentially affected by proposed actions. The plan should:

a. Require timely communication among City agencies and between the City and other parties;

b. Provide guidelines for discussions and interactions among interested parties;

c. Require communications processes to be inclusive (e.g., multilingual);

d. Identify City resources (services, programs, and funding) for the project; and

e. Evaluate the qualitative and quantitative outcomes of the process.

Policy 2.3.1.5: The City shall take a leadership role in developing a mutually responsive communications network among City agencies, neighborhood groups, citizens, community institutions, and businesses to identify neighborhood concerns and to address those concerns openly, thoughtfully, and fairly.

Policy 2.3.1.6**:** Participation by neighborhood groups, homeowners, and civic and business associations in planning activities and decisions shall be encouraged through informational mailouts, direct notification to neighborhood association officers of workshops, meetings, and public hearings that address issues of concern or interest to any or all neighborhoods, and through presentations to neighborhood groups.

Policy 2.3.1.7: Strengthen the positive attributes and distinctive character of each neighborhood to enhance Dania Beach strong sense of community.

a. Strengthen the sense of place in each neighborhood with adequate and well-designed public facilities such as libraries, schools, recreation centers, fire stations, and streetscapes.

b. Continue to support public art and historic preservation as a focus for neighborhood identity and pride.

c. Recognize that every neighborhood has assets, such as trees, large yards, schools, people, independent businesses, etc., that contribute to neighborhood identity and the well-being of the people who live

there. Identify those assets, look for opportunities to enhance them, and leverage them for neighborhood improvement.

d. The physical layout of a neighborhood should encourage walking, bicycling, and transit use and encourage interaction between people; be safe, family friendly, and usable by people of all ages; and create a sense of pride.

e. Recognize that there are different development patterns with different sustainability standards. The patterns have been defined generally as urban, traditional, suburban, contemporary, and rural.

f. Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods.

g. Relate new buildings to the context of the neighborhood and community.

h. Where a fine-grained development pattern exists, build within the existing street-, block-, and lot-configurations of the neighborhood.

Policy 2.3.1.8: Neighbored Plans shall be presented to the City Commission for approval by Resolution. Following approval, the conclusions and recommendations of the Neighborhood Plans shall be:

a. Incorporated into the strategy for achieving city goals.

b. Incorporated into the City's land development regulations.

c. Enacted as specific regulations.

Policy 2.3.1.9: The conclusions and recommendations of Neighborhood Plans shall be considered by the City Commission and applicable agencies prior to, and as part of, the approval process for the extension of utilities or services, land use amendments, and issuance of development orders for rezoning, conditional use, or Development Review Committee approval.

Policy 2.3.1.10: Neighborhood Plans should be incorporated into the Housing and Neighborhoods Support Document, to be used as guidelines for identifying community needs and unique neighborhood characteristics, and to support any decisions affecting such neighborhood or planning area. Recognize that Supporting Documents are an integral part of the Comprehensive Plan.

Policy 2.3.1.11: The City shall use the conclusions and recommendations of Neighborhood Plans, as approved by the City Commission, as guidelines for maintaining and enhancing neighborhood vitality.

Policy 2.3.1.12: The City shall ensure that Neighborhood Plans and their conclusions and recommendations, as approved by the City Commission, are implemented through the development review process.

Objective 2.3.2: The City of Dania Beach shall identify and address the needs of neighborhoods and other specific areas of the City that are deteriorated, blighted, underutilized, threatened, or generally inconsistent with the community's character. In addition to enacting Neighborhood Plans, the city shall establish other programs to preserve and reinforce the stability and diversity of the City's neighborhoods. These programs and actions may include, but shall not be limited to, the following:

a. Specific area plans

b. Infill and Redevelopment programs

c. Use of historic district provisions

d. Stabilization programs and projects

e. Residential and commercial revitalization programs

Policy 2.3.2.1: Use the conclusions and recommendations of other plans in the same manner as those of Neighborhood Plans to inform decisions during the development review process and to guide other related City actions.

Policy 2.3.2.2: Studies and programs to identify and address the needs of specific areas of the City of Dania Beach shall be

conducted on an ongoing basis. The City shall track neighborhood conditions by:

a. issuing periodic reports that describe the status of the following indicators for neighborhoods citywide: calls for police service, total crime, home ownership, property value, vacant buildings, and code violations; and,

b. periodically conducting resident surveys (citywide and neighborhood-specific surveys) regarding quality-of-life issues.

Policy 2.3.2.3: Strive to maintain and enhance the vitality of neighborhoods through programs and projects developed and implemented in partnership with neighborhood associations.

Policy 2.3.2.4: Continue to protect and enhance single-family neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas. Require new development, both private and public, to respect and respond to existing physical characteristics – buildings, streetscapes, open spaces, city form, etc. – that contribute to the overall character and livability of the neighborhood.

Policy 2.3.2.5: Continue to promote the design of complete and well-structured neighborhoods whose physical layout and land-use-mix promote walking, biking, and transit; reduce vehicle trips; foster community pride; enhance neighborhood identity; ensure public safety and resiliency; are family friendly; and address the needs of residents of all ages and abilities.

Policy 2.3.2.6: In conjunction with the recognized neighborhood contact organization, property owners, residents, and businesses, the City shall promote the stabilization and enhancement of the neighborhood through the following actions consistent with the constraints on the City's financial and staff resources:

a. Provide Law Enforcement agency support for a Neighborhood Watch Program and increased community policing in the neighborhood in response to the needs of residents and businesses.

b. Support neighborhood efforts to improve traffic and pedestrian safety through the City's traffic calming program.

c. Work to identify, prioritize, and budget needed neighborhood public infrastructure improvements with input from the recognized neighborhood association and other stakeholders as part of the City's Five-Year Capital Improvement Program, such as additional street and alley lighting, drainage facilities, sidewalks, roadway improvements, fire services, and other public improvements.

d. Identify appropriate federal and state grant programs to secure financial assistance for construction of the infrastructure improvements identified in the City's Five-Year Capital Improvement Program.

e. Support efforts to stabilize and improve the overall appearance of neighborhoods through comprehensive code enforcement of zoning, housing, and property maintenance regulations and through the active participation of property owners and residents with City code enforcement and solid waste personnel in comprehensive cleanup programs.

f. If requested by a neighborhood association, the City's professional staff shall provide outreach support to property owners, residents, and businesses to address planning, historic preservation, code enforcement, police, and public service issues that affect the neighborhood.

Policy 2.3.2.7: Consider existing neighborhood and business associations' efforts to address stability and protection issues, in order to attract and retain long-term residents and businesses and ensure the City's residential quality and economic vitality.

Policy 2.3.2.8: Establish priorities for small-area planning, focusing first on neighborhoods characterized by one or more of the following conditions:

a. Evidence of deteriorating housing, high vacancy, unemployment, and poverty rates.

b. Significant change is occurring or anticipated.

c. There is a need for public facilities and/or physical improvements.

d. Opportunities for infill or redevelopment.

e. Opportunities to influence site selection, development, or major expansion of a single large-activity generator.

f. Opportunities for development in conjunction with a transit station in designated Transit Oriented Development areas.

GOAL 2.4: **Provide awareness of, and preserve the City's historic, archeological, and cultural resources.**

Objective 2.4.1: **To provide for the protection, preservation, or sensitive reuse of historic, archeological, and cultural resources.**

Policy 2.4.1.1: The City will refine and maintain a good relationship with the Broward County Historical Commission to provide for the protection, preservation, or sensitive reuse of, historic sites and structures in designated historic districts listed on the National Register, Local Designation, and/or Florida Site File.

Policy 2.4.1.2: The City will follow the Broward County Historical Commission Regulations for providing, as far as possible, for preservation intact, mitigation, or excavation of archaeological resources discovered during ground-disturbing activities undertaken by private or public entities.

Policy 2.4.1.3: In order to accommodate the preservation of historic or archaeological sites within proposed developments, the City will consider historic or archaeological site designation as a key factor when considering the required findings for variances and waivers for non-safety related site development regulations. Such features or sites should incorporate required setbacks, buffers, or open spaces to the maximum extent possible.

Policy 2.4.1.4: The City shall consider accepting donations to historic or archaeological sites.

Policy 2.4.1.5: The City shall continue to enforce historic preservation Ordinances.

Policy 2.4.1.6: The City shall work with the Broward County Historical Commission to provide a guideline publication that will assist owners of historic property to understand the advantages of owning historic property, the requirements for preservation of historic properties, and the responsibilities of owning property in the city.

Policy 2.4.1.7: The City shall increase public awareness about various historic districts in the City by means of posting identification signs for different historic buildings and sites, by developing promotional materials such as tour guidebooks, pamphlets, etc., and conducting public education seminars about various historic districts.

Policy 2.4.1.8: If new archeological sites are discovered within the City limits, the City shall take the steps necessary to protect the sites' resources and coordinate with the County as needed.

Objective 2.4.2 The City of Dania Beach shall consider historic preservation as a means of improving the quality of life in its neighborhoods. Revitalization efforts, infill, and redevelopment programs, or new development shall be sensitive to the value of historic neighborhoods and structures.

Policy 2.4.2.1: The City shall encourage and promote the preservation of the historic character of older neighborhoods and the preservation of individual historic structures as follows:

a. City staff and County historic preservation professionals shall provide assistance to property owners interested in pursuing designation on the National Register of Historic Places.

b. City staff shall apprise the City Commission of any historic or overlay districts and the specific regulations applying to such districts.

Policy 2.4.2.2: Continue to support public art and historic preservation as a focus for neighborhood identity and pride.

Policy 2.4.2.3: Redevelopment and infill strategies to be implemented in the City's historic residential neighborhoods shall take

into consideration measures for protecting and enhancing historic structures in those neighborhoods.

Policy 2.4.2.4: The City shall preserve the historic grid pattern and connectivity of existing streets and alleyways in the City's historic residential neighborhoods by limiting property-owner-initiated petitions for abandonment of public rights-of-way.

Objective 2.4.3: The City of Dania Beach shall utilize infill and redevelopment programs to improve the quality of life within its neighborhoods and to promote neighborhood preservation and stabilization.

Policy 2.4.3.1: Consider the recommendations of the Community Redevelopment Area Plans as guidance for accommodating the City's future residential growth.

Policy 2.4.3.2: Assess the need for redevelopment based on, but not limited to, the following factors:

a. building conditions,

b. socio/economic characteristics,

c. land-to-improvement-value ratios,

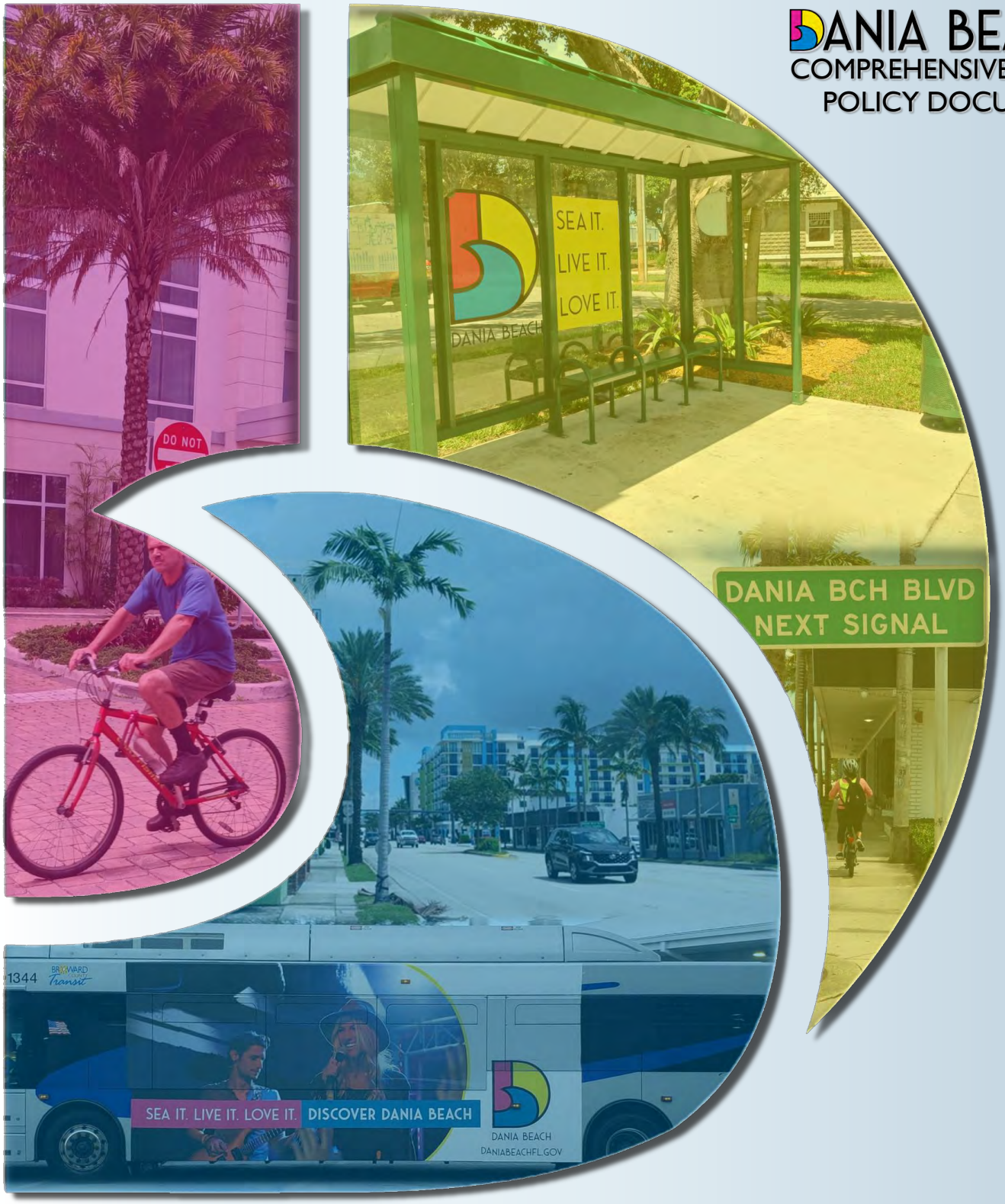
d. non-conforming uses, ~~and~~

e. risk exposure and vulnerability,

f. potential for private investment.

Policy 2.4.3.3: Incentives or regulations for infill and redevelopment in the City's multi-family residential or mixed residential districts shall provide for a variety of housing types consistent in scale, architectural styles, and specific site and building design guidelines with the character of the existing community by allowing development of small lots, clustering of dwelling units, accessory housing, apartments, townhouses, and bungalow courts. Such incentives should be structured to bring benefits to the neighborhood and the community as a whole, not only to builders and newcomers.

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



TRANSPORTATION ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

3. TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL ~~1~~ 3.1: **~~The goal of the Transportation Element is to~~ pProtect, maintain, and where financially feasible, improve the multi-modal transportation system in a manner that provides sustainable, safe, convenient, resilient, and efficient solutions ~~enhances safety, convenience, and efficiency, providing~~ for the needs of present and future populations while supporting the City's orderly growth, development, redevelopment, and ~~sustainability of~~ the environment.**

Objective ~~1~~ 3.1.1 **~~On an annual basis, through planning and land use regulation, the City shall continue to protect, maintain and improve the functional relationship between the multi-modal transportation system and the future land use map to ensure that the transportation system is convenient and meets the needs of existing and future residents and land use patterns. 9J-5.019(4)(b)2; BC 12.00.00.~~ To adopt and maintain appropriate level of service (LOS) standards for the multi-modal transportation system within the City consistent with the Future Land Use map, population, densities, and employment patterns.**

Policy ~~1.1~~ 3.1.1.1 Continue to require that all properties being platted have direct roadway access and that they provide for the dedication of necessary right of way pursuant to the Broward County Trafficways Plan.

Policy ~~1.2~~ 3.1.1.2 Continue to provide for a functional hierarchy of roadways.

Policy ~~1.3~~ 3.1.1.3 The City of Dania Beach, in conjunction with other local, State and County agencies will continue to implement transportation system management strategies designed to make the existing transportation system operate more efficiently such as improving road conditions, intersection improvements and access management. ~~9J-5.019(4) (c) 7.~~

Policy ~~1.4~~ 3.1.1.4 Pursue coordination and improvement of transit services to better provide for convenient travel within, through and from the City, by working with the MPO, Technical Coordinating Committee to the MPO, the Broward County Transportation Planning Division, and the Broward County Division of Mass Transit.

Policy ~~1.5~~ 3.1.1.5 Work directly with Broward County Transit in developing local supplemental transit systems that are coordinated with the County's public transit system by connecting un-served or under-served areas to the existing system.

Policy ~~1.6~~ 3.1.1.6 Continue to support County strategies making transit a convenient alternative to the Strategic Intermodal System (SIS)~~/Florida Intrastate Highway System (FIHS)~~ in order to protect its interregional and intrastate functions. ~~9J-5.019(4) (c) 13.~~

Policy ~~1.7~~ 3.1.1.7 Continue to support County strategies relating to public transit service that help maintain the LOS identified in policy 1.21.

Policy ~~1.8~~ 3.1.1.8 Support Broward County efforts to provide door-to-door public transit service to the transportation disadvantaged.

Policy ~~1.9~~ 3.1.1.9 Assist Broward County Transit in the provision of bus shelters, benches and stops at appropriate locations, as new development occurs.

Policy ~~1.10~~ 3.1.1.10 Support Broward County Transit's efforts to provide increased bus service connecting the Tri-Rail Station with the rest of the City, the Port and the Airport.

Policy ~~1.11~~ 3.1.1.11 Support Broward County Transit's efforts to encourage improved access to public transit through the provision of bicycle facilities, such as storage lockers, at appropriate locations, as new development occurs.

Policy ~~1.12~~ 3.1.1.12 Continue to maintain and, where feasible, improve the functional area coverage of the bicycle facility network through inclusion of bikeways and or greenways in road construction projects and as new development occurs.

Policy ~~1.13~~ 3.1.1.13 Working with the Florida Department of Transportation, the Broward County Metropolitan Planning Organization, the Broward County Transportation Planning Division, and the City will address missing path

links and/or other facility deficiencies within the City's current and proposed bicycle networks, including potential funding sources and coordination with Broward County plans for such facilities.

Policy ~~1.14~~ 3.1.1.14 Working with the Florida Department of Transportation, the Broward County Metropolitan Planning Organization, the Broward County Transportation Planning Division, and the City will encourage and support the development of a bikeway network serving significant commercial, employment and recreational centers.

Policy ~~1.15~~ 3.1.1.15 Working with the Florida Department of Transportation, the Broward County Metropolitan Planning Organization, the Broward County Transportation Planning Division, and adjacent cities, the City will address deficiencies within the City's existing and proposed bicycle network, including potential funding sources and coordination with Broward County MPO plans for such facilities.

Policy ~~1.16~~ 3.1.1.16 The City's bicycle network priorities shall include the following:

1) ~~By 2008,~~ ~~d~~Determine the feasibility (in terms of both design and funding) of constructing a functional, safe, and usable bicycle path along Dania Beach Boulevard. In the alternative, identify funding sources or assistance to reconstruct the existing non-functional bicycle lane to meet minimum FDOT requirements with respect to size (width), location, construction materials, and quality of pavement surface. Continue to pursue FDOT support and financing to reconstruct existing bike paths in this area pursuant to FDOT and city standards.

2) Identify constrained rights-of-way where bicycle lanes are the most feasible alternative (in terms of both design and availability of funds) to bicycle paths.

3) Require participation by new development.

Policy ~~1.17~~ 3.1.1.17 At a minimum, maintain the current access to water related recreational facilities by maintaining adequate access roads, parking facilities and boat ramps.

Policy ~~1.18~~ 3.1.1.18 Through the City's LDR, encourage and support the location of water dependent uses at appropriate locations.

Policy ~~1.19~~ 3.1.1.19 Through the City's LDR, encourage and support private sector initiatives in developing water related facilities and services for the use and enjoyment of the community such as marinas, boat ramps, restaurants, water taxi stops, and marine retail.

Policy ~~1.20~~ 3.1.1.20 The City of Dania Beach shall adopt the following LOS standards for Strategic Intermodal System (SIS) roadway facilities located within or adjacent to the City:

a) I-95, Level of Service E
b) I-595, Level of Service D
c) Griffin Road – level of service D
d) Ravenswood Road, level of service D
e) Gulf Stream Way, level of service D
f) Eller Drive, level of service D
g) Non-SIS/~~FIHS~~ Roadways and Roadways Functionally Classified as Collector Roads or Higher: "D".

Policy ~~1.21~~ 3.1.1.21 The City incorporates the Transit Oriented Concurrency (TOC) Program as per the Broward County Transportation Element. Development and redevelopment within the TOC (includes the entire City of Dania Beach) shall comply with the concurrency regulations~~ as defined in Policy 13.21 and the City's Zoning and Land Development Regulations~~.

Policy ~~1.21.1~~ 3.1.1.21.1 The City's Plan shall establish the following transportation level of service (LOS) standards:

1. Within transit oriented concurrency districts, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following ~~by FY 2010:~~

a. ~~Southeast District (includes area larger than Dania Beach) – Achieve headways of 30 minutes or less on 80% of routes~~. Establish at least one neighborhood transit center. Establish at least one additional community bus routes.

~~b.~~ Overall - ~~Increase number of bus stop shelters~~

~~by 30 percent.~~ Review the number of bus stop shelters and increase if needed.

c. Maintain the maximum service volumes on arterial roadways within each District, as displayed below:

Peak Hour, Two Way Maximum Service Volumes	
	All Other Districts
Two-lane arterials	2555
Four-lane arterials	5442
Six-lane arterials	8190
Eight-lane arterials	10605

2. The Maximum Service Volumes are calculated from "Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas", published by the Florida Department of Transportation, as 75% above the volumes for Class IV State Two-Way Arterials, for Level of Service E, for the Eastern Core District; and as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D, for all other Districts.

Policy ~~1.21.2~~ 3.1.1.21.2 Prior to application for a building permit, the applicant shall obtain a Transportation Concurrency Satisfaction Certificate from Broward County. No building permit will be issued unless the corresponding Transportation Concurrency Satisfaction Certificate has been presented. The City Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.

Policy ~~1.21.3~~ 3.1.1.21.3 The City and Broward County shall issue a Transportation Concurrency Satisfaction Certificate, relative to a building permit application, under any of the following circumstances:

1. If the building permit application is on property within a recorded plat that was approved by the County Commission on or after March 20, 1979, and the building permit application is consistent with the level of development under which the plat is currently approved by the County Commission; and the County Commission's finding of satisfaction of transportation

concurrency for the plat has not expired; and the plat is not in violation of an agreement with Broward County with respect to transportation concurrency.

2. If the building permit application is on property for which Broward County has made a finding of vested rights with respect to transportation concurrency; and the building permit application is consistent with the level of development under which the plat was approved by the County Commission; and the plat is not in violation of an agreement with Broward County with respect to transportation concurrency.

3. If the building permit application is for property within, and for development in accordance with and as authorized by, an approved Development of Regional Impact (DRI) or a Florida Quality Development (FQD) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued after being reviewed for, and satisfying, Broward County's transportation concurrency requirements.

4. If the building permit application is for property within a transit oriented concurrency district; and the applicant has paid to Broward County a Transit Concurrency Assessment for the development proposed in the building permit application.

5. If the building permit application is for property within a transit oriented concurrency district; and the application is for an addition to, replacement of, or renovation to a residential building, and does not increase the number of dwelling units within that building nor change the type of units.

6. If the building permit application is for property within a transit oriented concurrency district; and the application is for an addition to, replacement of, or renovation to a non-residential building, and does not increase the number of peak-hour trips generated by the building.

7. If the building permit application is for

development that promotes public transportation, which means development that directly affects the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), and office buildings or projects that include fixed-rail or transit terminals as part of the building.

Policy ~~1.21.4~~ 3.1.1.21.4 The Transit Concurrency Assessment shall be calculated as the total peak-hour trip generation of the proposed development, multiplied by a constant (for each year) dollar figure for each District, that represents the cost per trip of all the TDP enhancements in that District. The City and County Commission may adopt land development regulations which enable exemption from the assessment calculation of high-cost transit projects, such as fixed-guideway facilities.

Policy ~~1.21.5~~ 3.1.1.21.5 The City and Broward County Commission shall adopt land development regulations which provide for credits against the Transit Concurrency Assessment for approved site plans which contain features intended to significantly encourage transit usage.

Policy ~~1.21.6~~ 3.1.1.21.6 The City and Broward County Commission may adopt land development regulations which provide for a waiver of the Transit Concurrency Assessment for affordable housing projects, and for applications by a government agency for the construction of public buildings which will directly serve the health and/or safety needs of the public, provided that all such waived Assessments are paid from a designated source.

Policy ~~1.21.7~~ 3.1.1.21.7 The City may adopt land development regulations which provide for a waiver of the Transit Concurrency Assessment for a class of development on property within that municipality, provided that all such waived Assessments are paid to Broward County by the municipality, or by a source designated by the municipality.

Policy ~~1.21.8~~ 3.1.1.21.8 The revenues from the Transit Concurrency Assessments shall be used solely to fund the enhancements within the County Transit Program (CTP) which are in the District corresponding to the location of the proposed development. However, the Broward

County Commission may adopt land development regulations, which set aside up to five percent of such revenues for the following purposes:

1. to serve as the designated funding source for waivers granted; and/or

2. to fund costs of administering the concurrency management system and developing the CTP

Policy ~~1.21.9~~ 3.1.1.21.9 Prior to the approval of any application for a plat, an amendment to the restrictive note on the plat, or the placement of a restrictive note on the plat, for property within a Transit Oriented Concurrency District, the City and County Commission shall make a finding that the appropriate District satisfies at least one of the following standards:

1. The District does not contain two parallel and adjacent arterial roadways, both of which have a volume/capacity ratio in excess of 1.30, which ratio is derived by comparing existing p.m. peak hour traffic volumes to LOS D peak hour capacities (LOS E for the Eastern Core District).

2. The ridership within the District on fixed route transit services has increased at least 2.5 percent over the previous year.

Policy ~~1.21.10~~ 3.1.1.21.10 A building permit application that is subject to a Transit Concurrency Assessment by Broward County shall not be subject to impact fees for regional transportation facilities by Broward County or by a municipality.

Policy ~~1.22~~ 3.1.1.22 The City of Dania Beach shall adopt a transit level of service per Policy 1.21 for the purpose of issuing development permits. Said levels of service shall include County and local transit service.

Policy ~~1.23~~ 3.1.1.23 The City of Dania Beach will participate with Broward County Planning Council, Broward County MPO, FDOT and other municipalities within designated public transportation corridors to develop land development guidelines that promote transit accessibility in the designated corridors service ~~9J-5.019(4) (c)(9).~~

Policy ~~1.24~~ 3.1.1.24 The City shall participate with the Florida East Coast Railroad, Tri-Rail, Broward County Transit, and the MPO

to support the establishment of multi-modal transportation facility (commuter rail, county bus, and community bus) in the Local Activity Center within a five minute walk of U.S. 1 (Federal Highway), City Hall, Public Safety Headquarters, Chamber of Commerce, and U.S. Post Office ~~9J-5.019(4) (c) (9).~~

Policy ~~1.25~~ 3.1.1.25 Through intergovernmental planning efforts, Dania Beach shall address overcapacity roadways segments and roadway segments approaching capacity through the following actions:

1. Utilize the results of the County Traffic Circulation Analysis, including level of service determinations, to support County and State road improvements for road segments operating below, or projected to operate below, the adopted peak-hour LOS "D" standard.

2. Support necessary amendments to the MPO's adopted Transportation Improvement Program (TIP) to include the programming of available federal aid and matching funds for improvements to state roads in Dania Beach shown in the adopted Long Range Transportation Plan network where the LOS is projected to remain below the LOS "D" standard.

Policy ~~1.26~~ 3.1.1.26 ~~Dania Beach~~ The City of Dania Beach shall coordinate land uses with the transportation system through implementation of the following:

~~1.~~ Assess the cumulative and individual traffic circulation impacts of land use plan amendments that propose to increase traffic on the existing roadway network, the projected 5-year roadway network, and the long range roadway network~~.~~ ~~BC 12.01.04.~~

2. Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) density should be located with access to collector streets.

3. Residential densities of Medium (10 - 16 du/ac) density or greater should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes.

4. Industrial uses shall be located with access to major transportation facilities.

5. Participate in the area wide coordination necessary to implement the provisions of this Element through participation in, or membership on the South Florida Regional Planning Council, the Broward County Planning Council, the League of Cities Technical Advisory Committee, and the Metropolitan Planning Organization. ~~9J-5.019(4)(c) 11.~~

Policy ~~1.27~~ 3.1.1.27 The City's Land Development Regulations shall require adequate on-site parking for all land uses ~~9J-5.019(4)(c) 3~~.

Policy ~~1.28~~ 3.1.1.28 The City of Dania Beach will participate with Broward County, the MPO, the FDOT and other appropriate municipalities in implementing strategies to facilitate traffic to use alternatives to the Strategic Intermodal System (SIS)/~~Florida Interstate Highway System (FIHS)~~ as a means of protecting its interregional and intrastate functions including the following:

1. Identify appropriate public transportation corridors for the purpose of implementing an overlay zoning district to promote public transit along designated corridors and amend the City's Comprehensive Plan and land development regulations accordingly.

2. Support efforts to improve and enhance Tri-Rail service including double tracking and station enhancements.

3. Support efforts to introduce commuter rail service on the Florida East Coast Railway

4. Request Broward County Transit and the MPO fund transit service improvements along constrained roadways where transit service is operating at capacity, including increasing transit capacity, increasing hours of operation, and decreasing headways during peak periods.

5. Support the widening of Florida's Turnpike to an eight-lane facility.

6. Support interchange improvements, where appropriate, on I-95, I-595, I-75 and Florida's Turnpike.

7. Support the Central Transit Corridor to alleviate traffic pressure on I-595.

8. Support Intelligent Transportation System (ITS) programs on SIS~~/FIHS~~ facilities, including Electronic Toll Collection (SunPass) and Advanced Traveler Information Systems (ATIS).

9. Support improvements to the HOV system on I-95.

10. Maintain and, where feasible, improve the level of service on City and County roads that are parallel to SIS~~/FIHS~~ roads.

11. Implement the Congestion Management Plan recommendations, with an emphasis on those City and County roads that are parallel to SIS/~~FIHS~~ roads.

12. Coordinate and synchronize the signalization system along City and County roads that are parallel to SIS/~~FIHS~~ roads.

13. Support coordination of intelligent transportation systems (ITS) efforts between the City, FDOT and Broward County.

~~14.~~ Program public transit route headways and span of service enhancements and the provision of information kiosks along County roads. ~~that are parallel to FIHS roads.~~

15. Enhance regular route service to Tri-Rail stations.

16. Enhance community bus systems to expand transit coverage in areas parallel to SIS~~/FIHS~~ facilities.

17. Improve pedestrian access to transit by ensuring that all phases of road planning, design, and construction include the necessary walkways on all arterial and collectors under the responsibility of the State and County.

18. Provide public education through marketing strategies about public transit desirability and availability.

19. Promote transit oriented design along City and County roads that are parallel to SIS~~/FIHS~~ roads.

20. On a tri-annual basis, monitor SIS~~/FIHS~~ level of service and work with the FDOT and the MPO to identify additional strategies.

21. Implement early coordination of land uses and developments with FDOT to assist the City with strategies to eliminate, reduce or mitigate impacts from development on SIS facilities.

Policy ~~1.29~~ 3.1.1.29 ~~By 2010, the City shall amend the Land Development Code to reflect the Concurrency Management System outlined in the Transportation Element.~~ The City shall review all proposed development for accommodation of bicycle and pedestrian traffic needs. Bicycle routes shall be marked and designated bicycle parking areas shall be provided where appropriate.

Policy ~~1.30~~ 3.1.1.30 Newly constructed walkways and sidewalks shall include ramps for handicapped users, as required by the City's LDRs.

Policy ~~1.31~~ 3.1.1.31 At the time of improvements within rights of way, undertaken by the City or through the contribution of private development, the extension of sidewalks shall be considered as appropriate and applicable.

Policy ~~1.32~~ 3.1.1.32 The City shall consider develop a Pedestrian/Bicycle Master Plan to identify needed improvements for pedestrian and bicycle travel, as well as to identify bicycle corridors within the City. The Master Plan will provide recommendations to protect pedestrian and bicycle safety.

Policy ~~1.33~~ 3.1.1.33 The City shall consider to develop or adopt guidelines to ensure safe and efficient mobility of all users, including pedestrians, bicyclists, and motorists when developing Neighborhood Plans and Strategies.

Objective ~~2~~ 3.1.2 **Enhance the safety, convenience, sustainability and efficiency of the multi-modal transportation system serving the City of Dania Beach by participating through the MPO with the Florida Department of Transportation, the Broward County Metropolitan Planning Organization, Broward County Transit, and the Broward County Transportation Planning Division towards:**

1. **Reducing the annual rate or ratio of traffic related crash indicators,**

2. **Improving the functional coverage or access to transportation facilities, and**

3. **Improving energy efficiency through an increase in mode split and vehicle occupancy rates.**

Policy ~~2.1~~ 3.1.2.1 Continue to support the County's efforts in the installation and maintenance of a fully computerized signal system throughout the County.

Policy ~~2.2~~ 3.1.2.2 Continue to support the Florida Department of Transportation ("FDOT") and Broward County efforts in the development of the Intelligent Transportation System to maximize the use of existing capacity in all modes of travel ~~by completing a freeway operations center for I-95 by 2001 and a variable message center for I-595 by 2005.~~

Policy ~~2.3~~ 3.1.2.3 Continue to evaluate roadway and intersection safety and efficiency conditions by requesting FDOT funding for to improvements to roadway segments and intersections that are operating below or projected to operate below the adopted peak-hour Level of Service "D" standard.

Policy ~~2.4~~ 3.1.2.4 Encourage joint use of driveways and parking areas, and encourage the use of cross access easements among adjoining property owners to allow circulation between sites and reduce the number of vehicular access points along roadways. ~~9J-5.019(4)(c)7.~~

Policy ~~2.5~~ 3.1.2.5 Traffic-calming applications shall be submitted to the Police, Fire-Rescue, and Public Services Departments for recommendation prior to City Commission review.

Policy ~~2.6~~ 3.1.2.6 The City of Dania Beach shall continue to participate in cooperative intergovernmental plans and programs to identify appropriate TDM strategies to reduce the peak hour demand and reduce the total number of miles traveled in the region. ~~9J-5.019(4) (c) 6.~~

Policy ~~2.7~~ 3.1.2.7 ~~By 2007~~ the City shall continue to evaluate and implement appropriate TDM strategies as identified in the data and analysis through the City's LDR.~~9J-5.019(4)(c)6.~~

Objective ~~III 3~~ 3.1.3 On an annual basis, through participation with the MPO, FDOT, Broward County, and other entities, support and encourage multi-jurisdictional efforts that help ensure that the multi-modal transportation system is properly designed to support the development and redevelopment of the City while it experiences orderly growth and sustains the environment.

Policy ~~3.1~~ 3.1.3.1 The City shall continue to work with the State and the County to insure that the Florida Department of Transportation Five-Year work programs and long-range transportation plans meet the needs of Dania Beach.

Policy ~~3.2~~ 3.1.3.2 Continue to construct local roadways and local roadway improvements that meet or exceed safe design standards and encourage and support the construction of State and County roads that meet or exceed safe design standards.

Policy ~~3.3~~ 3.1.3.3 Future industrial development shall be located with access to major transportation facilities including highways, airports, railroads and seaports.

Policy ~~3.4~~ 3.1.3.4 The City shall support and encourage Broward County's access management efforts during the platting process to protect the regional roadway network as identified in the Broward County Trafficways Plan. ~~9J-5.019(4) (c) 7.~~

Policy ~~3.5~~ 3.1.3.5 The City shall consider and analyze the individual and cumulative impacts of land use plan amendments that add traffic on existing and planned transportation facilities.

Policy ~~3.6~~ 3.1.3.6 The City shall coordinate transportation and land use-planning activities with Broward County to ensure

compliance with the regional roadway network levels of service standards established by the Broward County Comprehensive Plan.

Policy ~~3.7~~ 3.1.3.7 The City shall participate with the Florida Department of Transportation, the Broward County MPO, Broward County, and the City of Hollywood to ensure that Sheridan Street is improved from U.S. 1 to Dixie Highway from four lanes to six lanes to enhance the level of service.

Policy ~~3.8~~ 3.1.3.8 Review all land use amendments in designated public transportation corridors and encourage proposed uses that are compatible with and support public transportation. ~~9J-5.019(4)(c) 12.~~

Policy ~~3.9~~ 3.1.3.9 Adjacent to the Tri-Rail Station and to principal arterials providing BCt service within the Community Redevelopment Area ("CRA"), encourage mixed-use and low-medium to medium-high density home-ownership residential (10 – 25 units per acre) when designed and located to be compatible with existing residential development.

Policy ~~3.10~~ 3.1.3.10 Adjacent to principal arterials providing BCt service within the ~~Local~~ Regional Activity Center ("~~L~~RAC"), encourage mixed-use and high density home-ownership residential (as per ~~L~~RAC intensity/density criteria) when designed and located to be compatible with existing residential development.

Objective ~~IV4~~ 3.1.4 On an annual basis, continue to coordinate the plans, protections and provisions for transportation systems within the Transportation Element with the plans and programs of other entities. i.e. the MPO, FDOT, and Broward County.

Policy ~~4.1~~ 3.1.4.1 Support the Broward County Transportation Planning Division (who in coordination with FDOT and the municipalities) in its efforts to conduct a study on constrained roadway facilities. It is the intent of this policy to help assure that the study, which shall:

a. Identify constrained facilities,
b. Propose adequate LOS standards for those identified constrained facilities, and

c. Recommend that appropriate actions to improve mobility on the constrained roadways ~~be completed by December 2007.~~

Policy ~~4.2~~ 3.1.4.2 Coordinate with the efforts of the MPO in preparing the Year 2035 Cost Feasible Plan and amendments thereto as well as the Transportation Improvement Program and amendments thereto.

Policy ~~4.3~~ 3.1.4.3 Coordinate, monitor and comment on the preparation and amendment of the Florida Department of Transportation's Adopted Work Program.

Policy ~~4.4~~ 3.1.4.4 Monitor and coordinate with the County regarding preparation of the Hollywood/Fort Lauderdale International Airport Master Plan including recommending amendments that reflect the needs and concerns of the City.

Policy ~~4.5~~ 3.1.4.5 Maintain communications with airport officials regarding airport development activities.

Policy ~~4.6~~ 3.1.4.6 All applications for development submitted to the City within the boundaries of Port Everglades shall be provided to the Port for their review and comment.

Policy ~~4.7~~ 3.1.4.7 Throughout the City work with FDOT, the Broward County MPO, and the Broward County Transportation Planning Division to obtain funding to create a pedestrian-friendly streetscape through the use of landscaping, decorative street paving, lighting, street furnishings as well as by extending walking paths and bicycle routes/greenways.

Policy ~~4.9~~ 3.1.4.9 Work with the Florida Department of Transportation, the Broward County Metropolitan Planning Organization, the Army Corp of Engineers, the South Florida Water Management District, and other related county, state and federal agencies towards improving and expanding the boat carrying capacity (height, width, and safety) of the Dania Cut-off Canal though the F.E.C. and U.S.1/Federal Highway Bridges.

Policy ~~4.10~~ 3.1.4.10 Dania Beach shall coordinate the Transportation Element with the plans and programs of the Broward County Metropolitan Planning Organization and the Florida Department of Transportation, District IV, the port, the airport and Tri-Rail. ~~9J-5.019(4)(c) 8.~~

Policy ~~4.11~~ 3.1.4.11 Through the Broward League of Cities Technical Coordinating Committee of the MPO, participate in the development review process for applicable transportation plans, in order to ensure compatibility regarding the establishment of locally desired level of service standards.

Objective ~~V 5~~ 3.1.5 The City shall assure, through planning, land use regulation, intergovernmental coordination, or land acquisition, that transportation improvements are located so as to not disrupt or adversely impact the City's residential communities or adjacent environmentally sensitive lands. ~~9J-5.019(4) (b) 3.~~

Policy ~~5.1~~ 3.1.5.1 The City shall maintain SE 5th Avenue as a local street, utilizing abutting vacant properties to meet the recreation and drainage needs of adjoining residential communities, including the acquisition of excess right-of-way as a passive linear park and storm water retention area. The City shall investigate the availability of grant funds (to acquire properties) or the use of zoning and land use regulations to implement this policy.

Policy ~~5.2~~ 3.1.5.2 The City shall work with the South Florida Water Management District, the Broward County Department of Planning and Environmental Protection, and the Florida Department of Environmental Protection to preserve and protect vacant lands located between SE 5th Avenue and the adjacent West Lake Park Ecosystem.

Policy ~~5.3~~ 3.1.5.3 The City shall coordinate transportation planning with the Future Land Use Plan by planning and locating transportation facilities in a manner which minimizes the potential impacts on adjacent land uses and protects established low (5 du/acre) and low-medium (10 du/acre) density residential communities.

Objective ~~VI6~~ 3.1.6 The City of Dania Beach shall ensure that any projected port, airport, and aviation development and facilities are compatible with existing and future land uses surrounding the airport in the City of Dania Beach.

Policy ~~6.1~~ 3.1.6.1 The City of Dania Beach shall review and evaluate all port and airport related development activities to

ensure they are consistent with the goals, objectives and policies of the Land Use Element and Transportation Element of the Comprehensive Plan, as well as any neighborhood plans.

Policy ~~6.2~~ 3.1.6.2 The City of Dania Beach shall oppose all port and airport related development activities that may result in a loss of City tax base.

Policy ~~6.3~~ 3.1.6.3 The City of Dania Beach shall oppose all port and airport related development activities that may result in a negative environmental impact upon city residential neighborhoods.

Policy ~~6.4~~ 3.1.6.4 The City of Dania Beach shall oppose any efforts to de-annex city properties to accommodate airport expansion or airport facilities.

Policy ~~6.5~~ 3.1.6.5 The City of Dania Beach shall work with applicable governmental agencies to ensure that the expansion of any port or airport facilities is consistent with the Future Land Use, Transportation, Coastal Management, and Conservation Elements of the Dania Beach Comprehensive Plan.

Policy ~~6.6~~ 3.1.6.6 The City of Dania Beach shall review all transportation related development plans (port, airport, trafficways, mass transit, and fixed rail) and proposals to ensure they are consistent with the goals, objectives, and policies of the Future Land Use, Coastal Management, and Conservation Elements.

Policy ~~6.5~~ 3.1.6.5 The City of Dania Beach shall continue to evaluate development proposals related to the Port Everglades and Fort Lauderdale-Hollywood International Airport, including the monitoring and evaluation of the existing Development of Regional Impact agreement.

Policy ~~6.6~~ 3.1.6.6 The City of Dania Beach shall coordinate the surface transportation access to ports, airports, and related facilities with the traffic circulation system shown on the traffic circulation maps or map series.

Policy ~~6.7~~ 3.1.6.7 The City of Dania Beach shall coordinate port and airport related development with the applicable port and airport agencies, as well as with the United States Army Corps of Engineers, Federal Aviation Administration,

Metropolitan Planning Organization, and Environmental Protection Agency.

Policy ~~6.8~~ 3.1.6.8 The City of Dania Beach shall ensure mitigation of adverse structural and non-structural impacts from port, airport, and related facility development upon adjacent natural resources and land uses.

Policy ~~6.9~~ 3.1.6.9 The City of Dania Beach shall ensure the protection and conservation of natural resources within and adjacent to ports, airports and related facilities that impact or adjoin the City.

Policy ~~6.10~~ 3.1.6.10 The City of Dania Beach shall ensure that all transportation projects affecting the citizens of the City take into consideration the character, integrity, and quality of life in the City's residential neighborhoods.

Policy ~~6.11~~ 3.1.5.11 The City of Dania Beach shall protect properties adjacent to the airport from incompatible uses. ~~on airport property by public notice and through representation on the Dania Beach Airport Advisory Board~~

Objective ~~VII7~~ 3.1.7 The City of Dania Beach shall continue to take action at the local level and participate in cooperative intergovernmental plans and programs that will increase the availability, efficiency and convenience of transportation facilities including public transportation. ~~9J-5.019(4) (b)1.; 9J-5.019(4)(b)4.~~

Policy ~~7.1~~ 3.1.7.1 Dania Beach shall coordinate with Broward County to improve public transit service in the City in particular to the existing and proposed major trip generators.

Policy ~~7.2~~ 3.1.7.2 Coordinate with Broward County to adjust local and regional bus and shuttle service to better meet the transit needs of residents, employees and shoppers in Dania Beach.

Policy ~~7.3~~ 3.1.7.3 Continue to coordinate with BCt to meet the bus stop and transit terminal needs of City residents and visitors including adequate provisions for disabled transit riders.

Policy ~~7.4~~ 3.1.7.4 Coordinate with Broward County to examine and implement ways to make the transit system more accessible to the City's elderly and transportation disadvantaged population.

Policy ~~7.5~~ 3.1.7.5 The City of Dania Beach shall continue to coordinate with FDOT, MPO and BCt regarding the provision of convenient intermodal terminals and improved access to intermodal facilities including the port, the airport and Tri-Rail facilities. ~~9J-5.019(4)(c)14.~~

Policy ~~7.6~~ 3.1.7.6 Continue to utilize the City and Broward County plat approval process as a means to acquire right-of-way for existing and future public transit improvements. ~~9J-5.019(4) (c) 16.~~

Objective ~~VIII8~~ 3.1.8 The City of Dania Beach shall implement land development regulations to ensure development does not encroach upon existing rights-of-way or future rights-of-way as provided in the Broward County Trafficways Plan. ~~9J-5.019(4) (b)5.; BC 12.02.00.~~

Policy ~~8.1~~ 3.1.8.1 Dania Beach shall continue its current practice of preserving existing and future transportation rights-of-way by requiring necessary land dedication through platting and site plan review and annexation approval processes in accordance with the Broward County Trafficways Plan and Dania Beach Land Development Code. ~~9J-5.019(4)(c)4.; BC 12.02.03.~~

Policy ~~8.2~~ 3.1.8.2 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, Dania Beach shall not issue building permits or development orders for construction in identified rights-of-way. ~~9J-5.019(4)(c)4.; BC 12.02.0.~~

Objective ~~IX9~~ 3.1.9 The City of Dania Beach, pursuant to the Community Redevelopment Agency (CRA) and ~~Local~~ Regional Activity Center (~~L~~RAC) land use plan designation, shall promote transit oriented development.

Policy ~~9.1~~ 3.1.9.1 The City shall encourage and support private development in the CRA and ~~L~~RAC that include the following:

a. Mixed land uses including both residential and commercial uses.
b. Construction of sidewalks and installation of pedestrian improvements such as benches, interconnected walkways, and lighting.
c. Construction of transit stop improvements and

convenient walkways that connect development to transit stops.

Policy ~~9.2~~ 3.1.9.2 Provide Community Bus routes that serve the CRA and ~~L~~RAC.

Policy ~~9.3~~ 3.1.9.3 Apply for funding to construct improvements in the CRA and ~~L~~RAC that promote a pedestrian oriented development, especially along the U.S. 1 corridor.

Policy ~~9.4~~ 3.1.9.4 Work with FDOT to assure that access management criteria is not applied in such a way as to discourage mixed use development in the CRA and ~~L~~RAC.

Policy ~~9.5~~ 3.1.9.5 Include provisions in the City Land Development Regulations to encourage mixed use developments in the CRA and ~~L~~RAC.

Policy ~~9.6~~ 3.1.9.6 Request Broward County Transit and the MPO fund transit service improvements along constrained roadways where transit service is operating at capacity, including increasing transit capacity, increasing hours of operation, and decreasing headways during peak periods.

~~Policy 9.6 Request Broward County Transit and the MPO fund transit service improvements along constrained roadways where transit service is operating at capacity, including increasing transit capacity, increasing hours of operation, and decreasing headways during peak periods.~~

Objective ~~10~~ 3.1.10 The City shall promote "Complete Streets" network to increase mobility and accommodate all users, including motorized vehicles, bicyclists, public transportation, and pedestrians of all ages and abilities.

Policy ~~10.1~~ 3.1.10.1 The City shall consider reviewing all proposed street modifications to ensure that the proposals are consistent with and support the City's Transportation Vision of providing for Complete Streets.

Policy 3.1.10.2 The City shall consider to prepare a bikeway network master plan

Policy 3.1.10.3 The City shall continue to beautify the pedestrian and bicycle paths by promoting scenic corridors in

neighborhoods and commercial districts.

Policy 3.1.10.4 The City shall consider to prepare a pedestrian path and sidewalk network master plan to provide for a safe and comfortable environment for its different users.

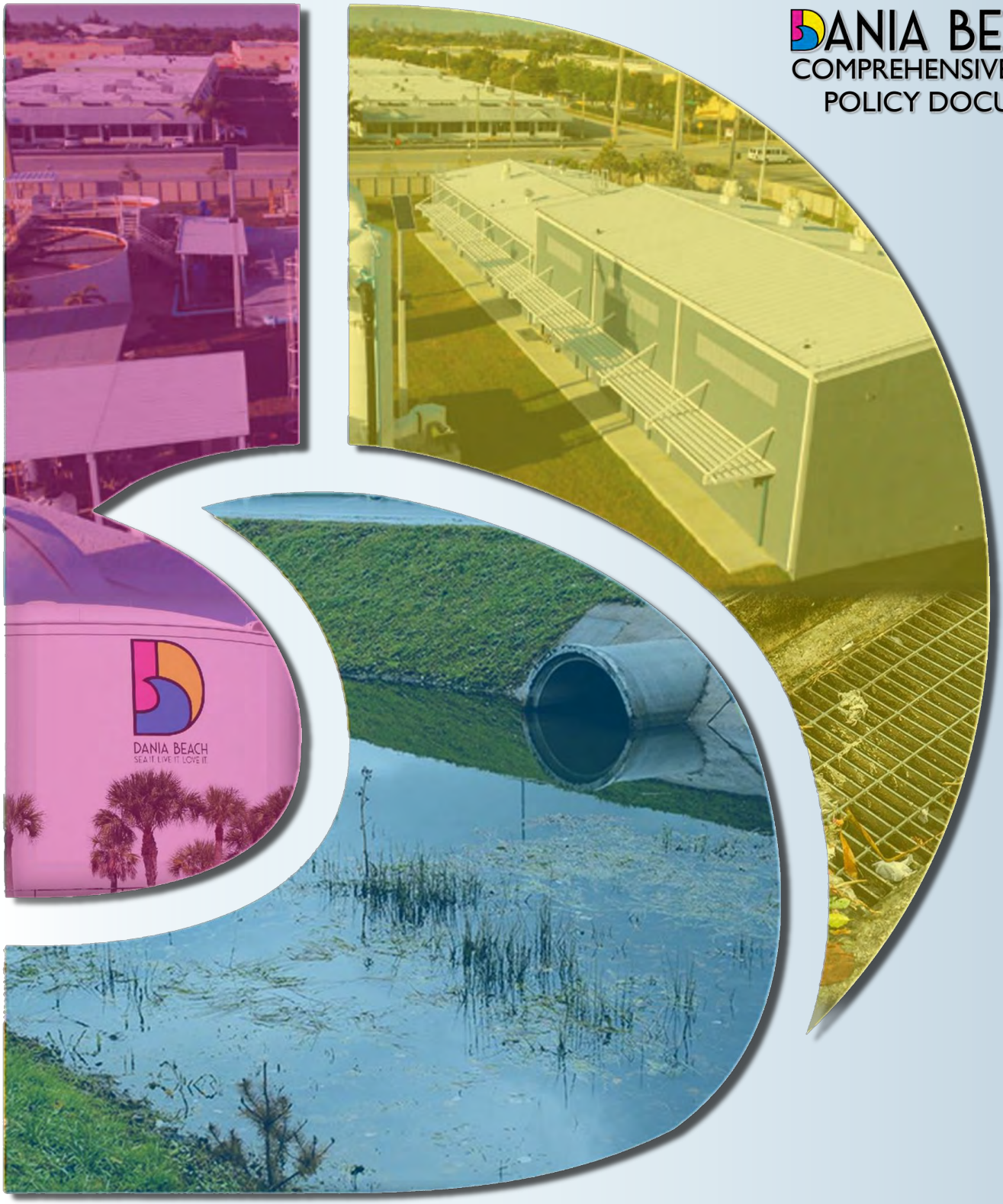
Objective ~~11~~ 3.1.11 The City shall continue supporting an energy efficient multi-modal transportation system that is efficiently managed, circulates traffic safely and conveniently within the City, reduces greenhouse gas emissions through strategies to reduce the number of vehicle miles travelled, and provides for the safe separation of vehicular and nonvehicular traffic.

Policy 3.1.11.1 The City shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include mixed use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism.

Policy 3.1.11.2 The City shall continue supporting Transit Oriented Developments (TODs) by coordinating land use, transportation and housing initiatives.

Policy 3.1.11.2 The City Shall support the Dania Beach Mobility Study and consider implementing its recommendations.

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



INFRASTRUCTURE ELEMENT

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, NATURAL GROUNDWATER AQUIFER RECHARGE

CITY OF DANIA BEACH COMPREHENSIVE PLAN

4. INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal ~~1~~: 4.1 **Provide needed public infrastructure in a manner which protects investments in existing facilities and promotes resilient, orderly, compact urban growth, while maintaining an acceptable level of service.**

Objective ~~1~~: 4.1.1 **Continue to administer procedures that ensure that development orders and permits are specifically conditioned on the availability and resiliency of the facilities and services necessary to serve the proposed development.**

Policy ~~1.1~~: 4.1.1.1 The following level of service standards shall be adopted and used as the basis for determining available facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Sanitary Sewer Facilities	Collection and treatment of 300 gallons per day per residence and 0.1 gpd per square foot for commercial uses
Solid Waste Facilities	Collection and disposal of 8.9 pounds per day per dwelling unit for residential uses and 4 pounds per 100 square feet per day for commercial uses.
Stormwater Quantity	The adopted level of service for drainage is to meet State and South Florida Water Management standards for crown protection (5 years/1-day stage), peak stage (100 years / 3-day zero discharge peak stage) and floodplain compensation.
Potable Water Facilities	100 gallons per day; a maximum day factor of 1.6, and a peak hour factor of 3.2. Fire flow has been established at 1,500 gallons per minute.

Policy ~~1.2~~: 4.1.1.2 All improvements for replacement, expansion, or increase in capacity of facilities should be compatible with the adopted level of service standards for the facilities.

Policy ~~1.3~~: 4.1.1.3 The City shall continue to provide annual reviews of system resiliency, demand and supply, and to update facility demand and capacity information based on issuance of development permits.

Policy ~~1.4~~: 4.1.1.4 Consistent with the urban growth policies of the Future Land Use Element of this plan, provision of centralized sanitary sewer, potable water, solid waste, and electric services will be provided to facilities in approved areas, and to provide facilities and services in areas where the City of Dania Beach has legal commitments for maintenance of facilities.

Policy ~~1.5~~: 4.1.1.5 The City will coordinate through Broward County and/or neighboring jurisdictions with all local governments within the City's designated utility service areas to ensure that their comprehensive plans and development permit procedures are compatible with City policy. The means for this coordination shall include review of documents, and formal and informal meetings.

Policy ~~1.6~~: 4.1.1.6 Since the City is compact by design and approaching buildout, new development is encouraged in the areas with redevelopment potential, including mixed-use areas, and, in order to maximize the use of existing facilities, areas with existing facilities.

Policy ~~1.7~~: 4.1.1.7 Prior to approving a building permit or its functional equivalent, the City shall consult with its Public Service Department to determine whether adequate water supplies to serve new development will be in place and available no later than the anticipated date of the CO or its functional equivalent.

Policy ~~1.8~~: 4.1.1.8 The City shall incorporate flood data from its Stormwater Master Plan and Vulnerability Assessment, and sources of data from Broward County or other agencies, into the design of infrastructure projects and include design assumptions linking the useful life of the project to future tidal risk for that period of time. Tidal risk projections shall be revisited no less than every 3 years and shall incorporate review of work from the Southeast Florida Regional Climate Compact, Broward County and other

relevant sources of data.

Objective ~~5.1~~: 4.1.2 To develop and maintain a five-year schedule of capital improvement needs, which includes those capital improvement projects for public infrastructure facilities identified in the Capital Improvement Project section of the City's Annual Budget publication, to be updated annually in conformance with the review process set forth in the Capital Improvement Element of this plan.

Policy ~~5.1~~: 4.1.2.1 Proposed capital improvement projects will be evaluated and ranked annually according to criteria established by the City Commission.

Planning policy considerations are:

a) The proposed project is required in order to protect the health and safety of the public, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

b) The proposed project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas lacking full service, or promotes redevelopment.

c) The proposed project represents a logical extension of facilities and services within a designated utility service area.

d) The proposed facility is required in order to maintain the adopted level of service.

e) The proposed facility must be adapted or modified to address current or future flood risk.

Policy ~~5.2~~: 4.1.2.2 Where the facilities necessary to serve a development are not available, the City may enter into a development agreement in which the developer provides for their construction in accordance with the City's Policies & Procedure Manuals.

Policy ~~5.3~~: 4.1.2.3 From time-to-time, the City may adopt and amend provisions for capacity fees that will be utilized in the construction of necessary infrastructure design in order to maintain adopted minimum levels of service.

Policy ~~5.4~~: 4.1.2.4 The City shall use information from its Vulnerability Assessment conducted in 2024 to help prioritize critical asset adaptation projects, or existing projects that need retrofits or modifications, to address flooding and incorporate them into its infrastructure planning process and schedule of capital improvements as appropriate.

SANITARY SUB ELEMENT

Goal: 4.2 The goal of the Sanitary Sewer Element ~~will~~ shall be to provide both the City's new and existing wastewater customers ~~within the City of Dania Beach~~ adequate sewerage facilities that meet~~ing~~ all local, state, and federal criteria.

Objective: ~~6~~ 4.2.1 Continue to contract with the City of Hollywood to provide wastewater treatment services.

Policy: ~~1.1~~ 4.2.1.1 Negotiate a new Large User Agreement with the City of Hollywood to facilitate the treatment needs of Dania Beach.

Objective: ~~II~~ **4.2.2 Meet the wastewater service demands of the City of Dania Beach.**

Policy: ~~2.1~~ 4.2.2.1 The level of service standard of 300 gallons per day, per equivalent residential unit, as well as the standards set forth by the Broward County Department of Planning and Environmental Protection and Ordinance 4 1-86 of the City of Dania Beach ~~as follows~~ shall be utilized to assess the adequacy of service ~~as well as the standards set forth by the Broward County Department of Planning and Environmental Protection and Ordinance 4 1-86 of the City of Dania Beach~~ as follows:

1. Dwellings:
   Each Single-Family Unit =1 ERC

2. Condominium:
   3 bedroom 300 gpd 1 ERC
   1 & 2 bedroom 250 gpd
   0.71 ERC

3. Motel/Hotel:
   150 gpd per room
   200 gpd per pool
   350 gpd per mgr. apt.

4. Mobile Home:
   100 gpd per space

5. Office:
   0.2 gpd per square feet

6. Retail:
   0.1 gpd per square foot

7. Laundries:
   400 gpd per machine

8. Bar (no food service):
   20 gpd per seat

9. Restaurants:
   24 hour - 50 gpd per seat (Including bar)
   Less than 24 hours -30 gpd per (Including bar)

10. Theaters:
    5 gpd per seat

11. Assembly Hall:
    2 gpd per seat

12. Park:
    10 gpd per person

13. Factories:
    15 gpd per person per shift

14. Institutions:
    100 gpd per person

15. Church:
    7 gpd per seat

16. Service Station:
    Full-Service Station
    - First Two Bays - 750 gpd
    - Each Additional Bay - 300 gpd
    - Per Fuel Pump - 100 gpd

    Self Service Station
    - Per Fuel Pump 50 gpd

17. Elementary School:
    10 gpd per pupil
    5 gpd per shower per pupil
    5 gpd per cafeteria per pupil

18. High School:
    15 gpd per pupil
    5 gpd per shower per pupil
    5 gpd per cafeteria per pupil

19. Hospital and Nursing Home:
    200 gpd per bed
    100 gpd per staff

20. Warehouse:
    0.1 gpd per square foot

Policy: ~~2.2~~ 4.2.2.2 The Department of Public Services ~~Works~~ shall continue to assess the needs of the sanitary sewer system and institute whatever improvements become apparent.

Policy: ~~2.3~~ 4.2.2.3 The City shall continue ~~with~~ an ongoing infiltration and inflow study to correct leaks in wastewater pipes, and make repairs as necessary.

~~Policy 2.4 The City shall pledge approximately $30,000 per year to implement the inflow and infiltration study.~~

Policy: ~~2.5~~ 4.2.2.4 The City shall continue to collect unit and acreage charges as a mechanism to ~~provide for~~ fund new wastewater capital expenditures.

Policy: ~~2.6~~ 4.2.2.5 The City shall actively pursue minimizing groundwater infiltration and direct storm water inflow into the sanitary sewer system by implementing a program to identify and correct problem areas within the local and subregional sewer collection system.

Objective: ~~III~~ 4.2.3 Provide sanitary sewer for the entire City.

Policy: ~~3.1~~ 4.2.3.1 The City shall coordinate with Broward County in the planning process underway ~~to~~ for replace~~e~~ing the existing septic tanks in the area north of the Dania Cut-Off Canal and ~~to~~ for determin~~e~~ing a funding mechanism and timetable for the installation of the sanitary sewers.

Policy: ~~3.2~~ 4.2.3.2 The City shall consider requesting grant and loan funding to help complete these septic sewer conversion projects if funding is not available within the Sanitary Sewer enterprise fund.

Objective: ~~IV~~ 4.2.4 Continue to require ~~by~~ all new development to ~~the~~ use ~~of~~ sanitary sewer facilities ~~by all new development~~ so as to

discourage urban sprawl.

Policy: ~~4.1~~ 4.2.4.1 The City shalll discourage urban sprawl by requiring all new development to provide sanitary sewer facilities.

Policy: ~~4.2~~ 4.2.4.2 The City shall discourage urban sprawl by requiring single family residences to hook up to sanitary sewer facilities if they are within 100 feet of a sewer line.

Policy: ~~4.3~~ 4.2.4.3 The City will continue to require all future developments and all developments for which development orders have been issued but where work has not begun, to meet the level of service standard adopted herein for sewage facilities.

A. Plan Implementation And Monitoring Procedures

The City of Dania Beach Public Services ~~Growth Management~~ Department shall prepare a list of goals, objectives and policies and distribute these to all affected City departments for their implementation. The Public Services ~~Growth Management~~ Department shall be responsible for monitoring these goals, objectives and policies and determining their compliance with the plan. The Public Services ~~Growth Management~~ Department ~~will~~ shall prepare and review yearly status reports ~~from the Works and Utilities Department~~ as to the achievement~~s~~ of the goals, objectives and policies, and shall ensure that adequate funding is budgeted to meet the same. The Public Services ~~Growth Management~~ Department shall immediately notify the City Manager and the City Commission of any unaddressed deficiencies so that they may be ~~addressed~~ mitigated.

SOLID WASTE SUB ELEMENT

Goal~~, Objectives And Policies~~ :4.3 Provide ~~solid waste disposal means to~~ the residents of the City of Dania Beach means for solid waste disposal ~~means~~ that ~~is~~ are efficient, economical, and environmentally sound.

Objective: ~~I~~ 4.3.1 Meet the contractual obligations of the Reuter Recycling of Florida, Inc. contract.

Policy: ~~1.1~~ 4.3.1.1 ~~Encourage~~ Promote environmental awareness ~~through~~ by encouraging composting and recycling.

Policy: ~~1.2~~ 4.3.1.2 Attain the goals of an estimated 10,000 tons per year waste stream and 10 % per year increases.

Objective: ~~II~~ 4.3.2 Adopt the ~~standards~~ of level of service standards as established by Broward County and the South Florida

Regional Planning Council.

Policy: ~~1.2~~ 4.3.2.1 The following be adopted:

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
Institution	
Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

Objective: ~~III~~ 4.3.3 Discourage urban sprawl through a solid waste policy.

Policy: ~~3.1~~ 4.3.3.1 ~~Prohibit~~ Inhibit urban sprawl by requiring all residents and businesses to ~~require~~ provide solid waste pick up through the City of Dania Beach/Reuter contract.

~~**B. Plan Implementation**~~

~~The Growth Management Department of the City of Dania Beach shall prepare a list of goals, objectives and policies and distribute them to the Public Services Works Department to determine the compliance with the contract with Reuter Recycling of Florida, Inc. The City Manager and the City Commission shall also be provided the goals, objectives, and policies.~~

~~**C. Monitoring And Evaluation Procedures**~~

~~The City Manager and Growth Management Department shall require an annual report from the Department of Public Services Works as to the actual tonnage of solid waste produced as well as the conformance to the level of service requirements. The City Manager and the Growth Management Department shall notify the Public Services Works Department of any deficiencies so corrective action can occur.~~

DRAINAGE AND NATURAL GROUNDWATER RECHARGE SUB ELEMENT

Goal~~, Objectives And Policies :~~4.4 Provide ~~for storm water protection for~~ resilient ~~flooding~~ protection for the residents of the City of Dania Beach ~~that assures flooding protection~~ while encouraging water quality and aquifer recharge.

Objective: ~~I~~ 4.4.1 ~~Ensure flood protection~~. Apply land use regulations to provide flood protection for natural groundwater aquifer recharge areas.

Policy: ~~1.1~~ 4.4.1.1 The following design storms are established for drainage facility capacity:

- Public road elevation: 10 year, one-day storm event.
- Floor elevation: 100 year~~.~~, ~~T~~three day-storm event.

Policy: ~~1.2~~ 4.4.1.2 ~~Adopt~~ The City shall adopt the level of service standards ~~as~~ established by Broward County, the State and the South Florida Water Management District as follows:

Road Protection
Crown elevation of ~~R~~residential and primary streets ~~crown elevation~~ shall meet the minimum elevations as ~~published on~~ established by ~~the~~ Broward County ~~10 year Flood Criteria Map~~, and the South Florida Water Management District.

Buildings
The lowest floor elevation shall not be lower than the elevation published on the Broward County 100-year flood elevation map, or 18 inches above the adjacent crown of road for residential, and 6 inches above the adjacent crown of road for commercial/industrial uses.

Storm Sewers
Shall be designed using the South Florida Water Management District rainfall curves to meet State and South Florida Water Management standards for crown protection (5 years/1-day stage), peak stage (100 years / 3-day zero discharge peak stage) and floodplain compensation. ~~Florida Department of Transportation Zone 10 rainfall curves.~~

~~Flood Plain Routing~~
~~Modified SCS routing method as established by the SFWMD "Basis of Review."~~

Best Management Practice
~~Efforts~~ ~~b~~Best management practices shall be utilized ~~to use best management practice~~ to reduce pollutants entering the groundwater.

Policy: ~~1.4~~ 4.4.1.3 The City shall continue to comply with ~~adopts~~ the adopted surface water standards of Chapter 27, Pollution Control, of the Broward County Code of Ordinances (Sec. 27-195), as the standards for stormwater discharge in the City. ~~These standards are shall be consistent with Chapter 17-25 F.A.C. standards for water quality.~~

Policy: ~~1.3~~ 4.4.1.4 The City shall ~~Wwork with Broward County and the SFWMD to encourage proper discharges and drainage practices~~. work with Broward County to coordinate on updates to the future conditions map series, including wet season groundwater elevation and future condition flood elevation maps, to reflect impacts of projected intensifying sea level rise, potential flooding, and climate change for planning and regulatory purposes. The City shall incorporate future flood conditions analysis into its stormwater regulations.

~~Policy 1.4 The City shall continue to comply with adopts the adopted surface water standards of Chapter 27, Pollution Control, of the Broward County Code of Ordinances (Sec. 27-195), as the standards for stormwater discharge in the City. These standards are shall be consistent with Chapter 17-25 F.A.C. standards for water quality.~~

Policy: ~~1.5~~ 4.4.1.5 The City shall update its Stormwater Regulations (including, but not limited to, final design standards and levels of service) within one (1) year of completion of the Stormwater Master Plan that incorporate future conditions related to sea level rise, based upon the 2070 NOAA Intermediate High sea level rise projection.

Policy: ~~1.6~~ 4.4.1.6 The City shall consider the outcomes and recommendations of the Vulnerability Assessment, which is anticipated to be completed by 2024, and evaluate additional policy adoption and incorporation of standards into the City's proposed Stormwater Regulations and other policies, which amendments are anticipated to be adopted within six (6) months of completion of the City's Vulnerability Assessment.

Objective: ~~II~~ 4.4.2 Encourage use of Best Management Practice for all drainage systems.

Policy: ~~2.1~~ 4.4.2.1 The City shall ~~Follow~~ comply with the regulations of Broward County and SFWMD to encourage Best Management Practice.

Objective: ~~III~~4.4.3 Continue to implement drainage improvements in the ~~southeast area of the~~ city.

Policy: ~~3.1~~ 4.4.3.1 The City shall ~~P~~provide ~~for~~ necessary funds for ~~southeast~~ drainage improvements through the general fund, special assessments, or developer contributions.

~~Policy 3.2 The City shall develop enhancements to drainage for the area lin conjunction with linear park development on Southeast 5th Avenue, develop enhancements to drainage for the area.~~

Objective: ~~IV~~4.4.4 Work with Broward County and SFWMD to implement drainage rules and criteria.

Policy: ~~4.1~~ 4.4.4.1 ~~E~~The City shall establish staff communication and encourage utilization of Broward County and SFWMD criteria.

Policy: ~~4.2~~ 4.4.4.2 The City shall review and consider the recommendations of the County-wide Risk Assessment and Resilience Plan (Plan), currently under development, for additional policy adoption, as may be applicable to the City, within one (1) year of County's completion of its Plan, and final adoption or other related action by the Broward County Board of County Commissioners.

Objective: ~~V~~4.4.5 Maximize water management systems, rules, and regulations to discourage urban sprawl.

Policy: ~~5.1~~ 4.4.5.1 The City Public Services Department ~~Growth Management Department will~~ shall ensure that water management criteria that discourages urban sprawl are utilized ~~that discourage urban sprawl~~.

Objective: ~~VI~~4.4.6 The City shall ~~try~~ take measures that ~~to~~ discourage the further spread of saltwater intrusion, as practicable within budgetary constraints.

Policy: ~~6.1~~ 4.4.6.1 The City shall work with Broward County and SFWMD to ensure aquifer recharge.

~~D. Implementation Procedures~~

~~The Public Services Growth Management Department shall continuously monitor the its goals, objectives, and policies continuously to assure their accomplishment. A yearly report shall be published to measure the achievements attained and to identify deficiencies. Adequate measures will be taken to ensure the correction of identified deficiencie~~

POTABLE WATER SUB ELEMENT (WATER SUPPLY PLAN)

~~A.~~ Goals:~~, Objectives, and Policies~~ 4.5 Provide to the ~~users~~ inhabitants of, and visitors to, the City of Dania Beach with a safe, reliable, and adequate potable water system.

Objective: 4.5.1 ~~I.~~ To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of Dania Beach and within the City's service area during the 10-year Water Supply Plan planning horizon. Meet the service demands of the City as follows:

TABLE 6 Water Demand City-Served Area		
YEAR	ADF	MDF
2020	2.3	2.6
2025	2.8	3.4
2030	3.0	3.5
2035	3.04	3.6
2040	3.07	3.7

~~Table 6~~ ~~Dania Beach Water Demand v. Supply~~						
-	~~City Service Area Demand vs Supply~~			~~County Service Area Demand vs Supply~~		
~~Year~~	~~Population~~	~~Avg Flow MGD~~	~~Total Water Supply Available~~	~~Population~~	~~Avg Flow MGD~~	~~Total Water Supply Available from Hollywood~~
~~2008~~	~~16317~~	~~2.4~~	~~2.9~~	~~15247~~	~~3.8~~	~~3.8~~
~~2010~~	~~16568~~	~~2.4~~	~~2.9~~	~~15712~~	~~3.9~~	~~3.9~~
~~2015~~	~~20054~~	~~2.8~~	~~3.1~~	~~16992~~	~~4.4~~	~~4.4~~
~~2020~~	~~22869~~	~~3.1~~	~~3.1~~	~~18173~~	~~4.7~~	~~4.7~~
~~2025~~	~~24192~~	~~3.4~~	~~4.1~~	~~18959~~	~~5~~	~~5~~
~~2028~~	~~24601~~	~~3.6~~	~~4.1~~	~~19403~~	~~5.2~~	~~5.2~~

~~*Note County service area flow projections per capita are substantially higher than the City service area as a result of the County providing service estimated to exceed 1.5 MGD to the Fort Lauderdale-Hollywood International Airport and ancillary commercial and industrial complexes associated with the airport.~~

Policy: ~~1.1~~ 4.5.1.1 ~~Complete the nanofiltration plant by 2010.~~ Permit 4,000 new units in the City's CRA area, most of which shall be located along Dania Beach Blvd and US 1. Irrigation with potable water

for said units will be discouraged, and all units shall have low flow plumbing fixtures.

Policy: ~~1.2~~ 4.5.1.2 ~~E~~The City shall establish ~~as~~ a level of service standard ~~a~~ for consumption of 350 gallons per day for an equivalent residential connection.

Policy: ~~1.3~~ 4.5.1.3 AThe City shall augment ~~the~~ its potable water distribution system to provide fire protection at the rate of 3,000 gallons per minute with 20 psi residual pressure.

Policy: ~~1.4~~ 4.5.1.4 ~~Adopt as the level of service standard the following design flows as established in Ordinance 4146~~ The City of Dania Beach submitted data to the District justifying reduced water use as follows:

1. Dwellings:
   Each Single-Family Unit = 1 ERC = 150gpd

2. Condominium:
   120 gpd/unit
   ~~3 bedroom 300 gpd 1 ERC~~
   ~~1&2 bedroom 250 gpd 0.71 ERC~~

3. Motel/Hotel:
   ~~150 gpd per room/200 gpd per pool~~
   ~~350 gpd per mgr. apt.~~
   50 gpd per room

4. Mobile Home:
   100 gpd per space

5. Office:
   0.2 gpd per square feet

6. Retail:
   0.1 gpd per square foot

7. Laundries:
   400 gpd per machine

8. Bar (no food service):
   20 gpd per seat

9. Restaurants:
   24 hour - 50 gpd per seat (Including bar)
   Less than 24 hours -30 gpd per seat (Including bar)

10. Theaters:
    5 gpd per scat

11. Assembly Hall:
    2 gpd per seat

12. Park:
    10 gpd per person

13. Factories:
    15 gpd per person per shift

14. Institutions:
    100 gpd per person

15. Church:
    7 gpd per seat

16. Service Station:
    Full-Service Station
    First Two Bays - 750 gpd
    Each Additional Bay - 300 gpd
    Per Fuel Pump - 100 gpd

Self Service Station
Per Fuel Pump 50 gpd

17. Elementary School:
    10 gpd per pupil
    5 gpd per shower per pupil
    5 gpd per cafeteria per pupil

18. High School:
    15 gpd per pupil
    5 gpd per shower per pupil
    5 gpd per cafeteria per pupil

19. Hospital and Nursing Home:
    200 gpd per bed
    100 gpd per staff

20. Warehouse:
    0.1 gpd per square foot

Policy: ~~1.5~~ 4.5.1.5 The City shall continue to implement landscaping regulations ~~addressing~~ that require the planting of native and site adaptive exotic species ~~that~~ which are suited to the normal hydrological cycle of South Florida and supports xeriscaping ~~the~~

~~xeriscape concept.~~

Policy: ~~1.6~~ 4.5.1.6 ~~Complete the new 2 million gallon ground storage tank by 2008.~~

Policy: ~~1.7~~ 4.5.1.7 Maintain interlocal agreements and interconnects to accommodate future water demands at the adopted level of service.

Policy: ~~1.8~~ 4.5.1.8 Prior to approval to any building permit ~~of~~ for development, the City ~~will~~ shall consult with the appropriate water supplier to ~~determine whether~~ assure that adequate water supplies to serve the new development will be available by no later than the anticipated date of the issuance of the certificate of occupancy.

Objective:4.5.2 ~~II~~ Maintain the City's water treatment distribution and storage facilities.

Policy: ~~2.1~~ 4.5.2.1 Examine rates necessary to support bond issues for the necessary improvements.

Policy: ~~2.2~~ 4.5.2.2 Continue to ~~utilize~~ use ~~the~~ connection charges as indicated in Ordinance 41-86 ~~for~~ to fund new capital expenditures.

Objective:4.5.3 ~~III~~ The City shall discourage urban sprawl by requiring connection to potable water systems within 1/4 mile of a subdivision or within 250 feet of a residence.

Policy: ~~3.1~~ 4.5.3.1 New users shall be ~~required~~ subject to ~~participate in~~ the requirements necessary for the expansion of the potable water system and existing, unconnected areas shall be required to make the necessary connections.

Objective:4.5.4 ~~IV~~ Explore additional fresh raw water supplies.

Policy: ~~4.1~~ 4.5.4.1 Investigate locations in the City's current wellfield for additional wells ~~locations in the City's current wellfield~~. This will require drilling of test wells, additional monitoring wells (completed 2007) and modeling of proposed locations to determine if additional raw water is available in Dania Beach.

~~Policy 4.2 Investigate Ranney well. Pursue by 2015 if found to be viable.~~

Policy: ~~4.3~~ 4.5.4.2 Participate with the County in efforts to recharge the County wellfield on a utilization basis. This may include additional wells, storm water recharge, or reuse recharge.

Policy: ~~4.4~~ 4.5.4.3 The City shall continue ~~the process~~ to evaluate the ability of horizontal wells to skim water off of the sands above the Biscayne aquifer, while creating minimal drawdown that will prevent saltwater intrusion and upcoming~~, and~~. Such wells shall be shallow enough to assure that the Biscayne aquifer/Everglades ~~is~~ are not affected. While this solution may be tantamount to a surface system with regard to treatment, the extensive loss of water to tide would be only partially curtained as a result of the proposed horizontal well project~~. A protocol for development for this type of supply will result from ongoing modeling and investigations funded in 2008-2011.~~

Objective: 4.5.5 ~~V~~ The City shall consider implementing a water conservation program.

Policy: ~~5.1~~ 4.5.5.1 Reduce municipal water waste by ~~D~~developing~~/~~and maintaining an accurate database of water consumption. ~~to reduce municipal water waste – all~~ All services in the City are metered, including all irrigation services.

Policy: ~~5.2~~ 4.5.5.2 New fixtures installed during ~~R~~remodeling of buildings ~~requires that new fixtures~~ shall meet the Florida Building Code = requiring low flow ~~P~~plumbing ~~requirements which require low flow~~ fixtures.

Policy: ~~5.3~~ 4.5.5.3 The City ~~will~~ shall continue to implement ~~its~~ land development regulations promoting Florida friendly landscaping.

Policy: ~~5.4~~ 4.5.5.4 The City ~~will~~ shall continue its public information and education programs, including the display of. ~~= the City has~~ SFWMD brochures on water conservation and Florida Friendly Landscaping. ~~available for the public (on display).~~

Policy: ~~5.5~~ 4.5.5.5 The City ~~will~~ shall continue its water conservation rate structure ~~that~~ which penalizes residents using in excess of 10,000 gallons per month. The typical single-family use in Dania Beach is 8,000 gallons per month, or 267 gpd/ERU.

Policy: ~~5.6~~ 4.5.5.6 The City shall continue to require~~s~~ the installation of low flow plumbing fixtures in accordance with the Florida Building Code.

Policy: ~~5.7~~ 4.5.5.7 The City ~~will~~ shall continue to provide educational literature for the public.

Policy: ~~5.8~~ 4.5.5.8 The City ~~will~~ shall amend its Land Development Code to

~~provide~~ include ~~for~~ Florida Conserve Guidelines as a part of its long-range water conservation plan.

~~Policy 5.9 The City will amend its Land Development Code to provide for the use of rain sensors for new and retrofit of irrigation systems.~~

Policy: ~~5.10~~ 4.5.5.9 The City ~~will~~ shall develop and maintain a program to recalibrate large meters every two years, and plant meters annually. In the past, ~~T~~the City had changes~~d~~ out a number of older meters each year, depending on the age; however, ~~(~~prior change-outs were not recorded~~)~~.

Objective:4.5.6 ~~VI~~ Support the on-going and quantifiable communication program which ensuring~~s~~ that public water supply facilities and services~~, at the adopted level of service,~~ are planned for and available, at ~~the~~ adopted levels of service, concurrent with development.

Policy: ~~6.1~~ 4.5.6.1 Ensure ~~and identify~~ the consistency of all services with local level of service standards by annually contacting all service providers to obtain current information, including: populations, level of services, service areas, and water supply facilities~~,~~; and evaluate ~~if~~ whether future modification to either the service agreements or~~f~~ level of service standards should be included in subsequent Comprehensive Plan Amendments.

Policy: ~~6.2~~ 4.5.6.2 Ensure ~~and identify the consistency of~~ that local level of service standards are met by annually contacting all local governments in which water service is provided, and ~~provide~~ collecting current information, including: populations, level of services, service areas, and water supply facilities, and evaluate ~~if~~ whether future modification to either the service agreements or~~f~~ level of service standards should be included in subsequent Comprehensive Plan Amendments

Policy: ~~6.3~~ 4.5.6.3 Negotiate or renew interlocal agreements with water supply providers, or with local governments ~~in~~to which water is supplied, to ensuring~~e~~ contractual agreement of the adopted level of service standards, service area, populations and time periods for service provided.

Policy: ~~6.4~~ 4.5.6.4 In areas served or to be served where no interlocal agreements exist, provide a written summary of the adopted level of service standards, service area, populations, and time periods for services to be provided and verify agreement with all providers or local governments to be served.

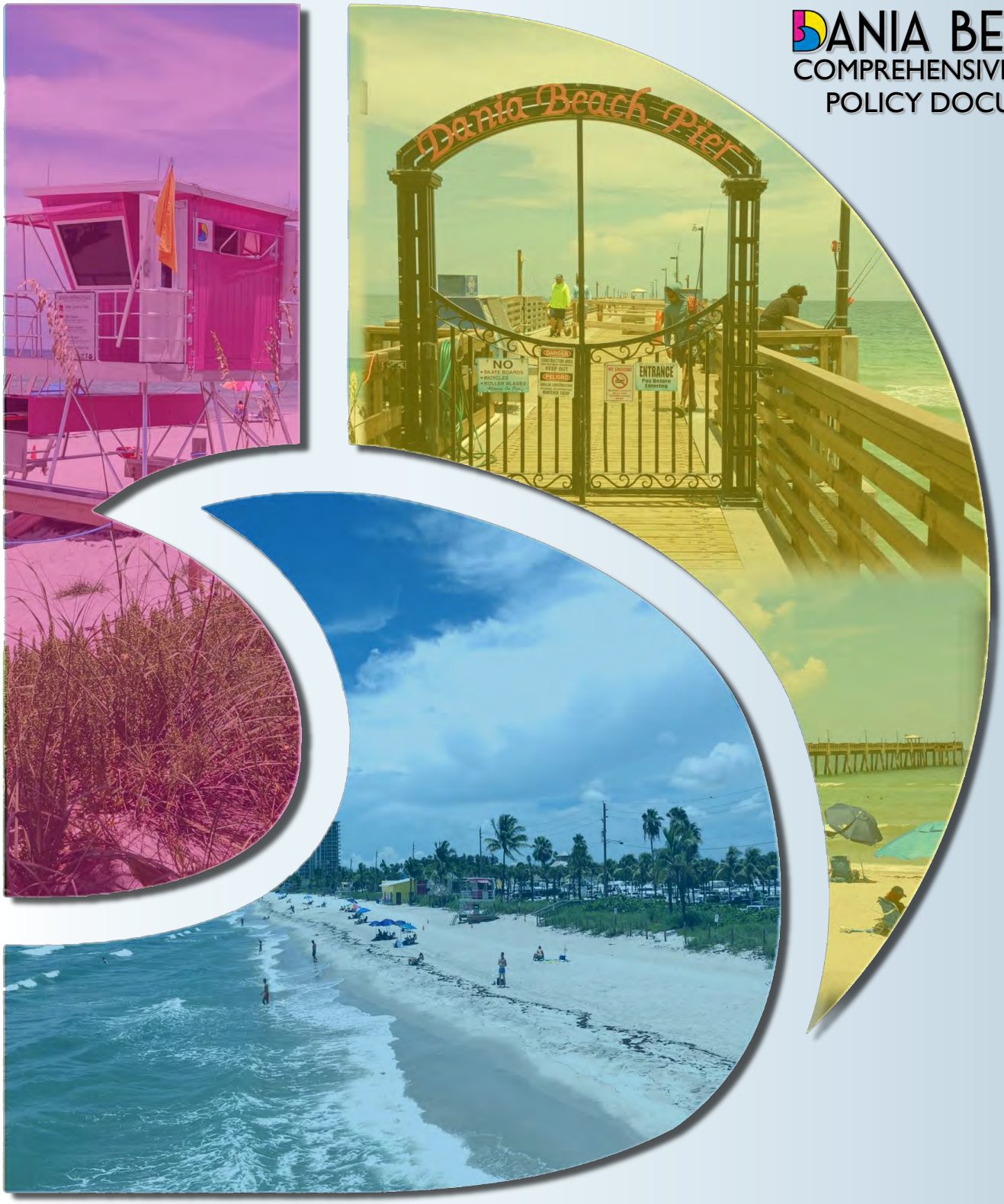
Policy: ~~6.5~~ 4.5.6.5 With respect to adjacent jurisdictional Comprehensive

Plans that are service providers to the City, review the level of service standards subsequently adopted in those amendments.

Policy: ~~6.7~~ 4.5.6.6 Review the level of service standards adopted or amended by all adjacent local governments that are service providers to the County or receive water from the County.

Policy: ~~6.8~~ 4.5.6.7 The City shall update its comprehensive plan and work plan within 18 months of LEC Water Supply Plan updates as approved by SFWMD.

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



COASTAL MANAGEMENT ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

5. COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

~~REQUIREMENTS FOR COASTAL MANAGEMENT GOALS, OBJECTIVES AND POLICIES~~

~~The Coastal Management Element of the Comprehensive Plan is intended to regulate development activities that might damage or destroy coastal resources.~~

Goal: ~~1~~5.1 **~~The City shall~~ ~~c~~Continue to maintain, preserve, protect, restore, and manage the natural coastal environment or enhance its quality for present and future generations.**

Objective: ~~I~~ 5.1.1 **~~Protect, conserve and enhance coastal barriers and wildlife habitats in the coastal zone and high hazard area at present levels.~~ Preserve, protect, restore, and enhance the quality of naturally occurring coastal habitats, including but not limited to reef systems, dune and beach systems, upland barrier island lands, estuarine shoreline and lagoons and areas of the mainland with a connection to the Intracoastal Waterway waterfront by preventing any net let loss of natural resources.**

Policy: ~~1.1~~ 5.1.1.1 Any proposed development within these areas will be coordinated and reviewed through the ~~Growth Management Department,~~ the Broward County Resilient Environment Department ~~of Planning and Environmental Protection~~, the Florida Department of Environmental Protection, South Florida Water Management District and the U.S. Army Corps of Engineers, to ensure maintenance of the habitat.

Policy: ~~1.2~~ 5.1.1.2 Land ~~d~~Development Code regulations have been developed which will provide for the protection of wetland systems City-wide.

Policy: ~~1.3~~5.1.1.3 ~~Land development regulations have developed which will address degradation of water quality related to urban stormwater runoff~~. The quality of the Intracoastal Waterway shall continue to be improved by the control of storm water runoff, point sources and non-point sources, and the implementation of the projects and

programs in the National Pollution Discharge Elimination System permit to reduce pollution in estuarine ecosystem.

~~Policy: 1.4~~ ~~The Coastal High Hazard Area is defined as "the evacuation zone for a Category 1 Hurricane as established in the regional hurricane evacuation study applicable to the local government.~~

~~The current Hurricane Evacuation Plan as prepared by the Broward County Emergency Management Division does not define the evacuation zone for a Category I Hurricane. Instead, the Broward County Hurricane Plan combines the evacuation zones for both Category 1 and 2 Hurricanes and defines said area as "Plan A". The Plan A Area in Dania Beach includes all land east of Southeast 5th Avenue. As such, the Coastal High Hazard Area is defined as all property east of Southeast 5th Avenue.~~

Policy: ~~1.4~~ 5.1.1.4 Undertake construction or restoration of the dune systems with native plantings where dune systems are not present, have been substantially impacted by development or erosion or degraded by invasive species.

Policy: ~~1.5~~ 5.1.1.5 Review pruning methods and train Parks & Recreation and Public Services Staff in recognition and appropriate care of special dune areas, and rare species.

Policy: ~~1.6~~ 5.1.1.6 Mangrove plants shall be preserved or enhanced consistent with state law and local regulation including:

- Removing invasive and nuisance vegetation from mangrove areas;
- Promoting a diversity of appropriate mangrove forest species through mangrove restoration and maintenance activities;
- Encouraging education programs oriented toward protection of mangroves and creating awareness of compliance with State statues that protect them and manage their trimming.

Policy: ~~1.7~~ 5.1.1.7 Continue to implement a program of shoreline improvement and restoration on publicly-owned or controlled waterfront land, including:

- Creation or restoration of vegetated shorelines on public lands shorelines vegetated with native species;

- Removal of exotic nuisance plant species from natural and filled shorelines; and
- Replacement of existing seawalls and rip-rap with naturally sloped and vegetated shorelines.

Policy: ~~1.8~~ 5.1.1.8 The City shall provide for restoration or enhancement of disturbed or degraded coastal natural resources, including estuaries, and programs to mitigate future disruptions or degradations through the City's Land Development Code.

~~Objective: X Maintain the present public access to the Dania Beach.~~

Policy:~~10.11.9~~ 5.1.1.9 Public access to the beach will continue ~~at 100%~~ for the following uses: beach purposes only, including but not limited to, typical beach recreation, designated areas for beach recreational sports, lifeguard towers, access facilities, dune and beach restoration, and beach cleaning and maintenance.

Policy: ~~10.21.10~~ 5.1.1.10 Continue to provide valuable amenities for beach users, including reasonable support facilities, without jeopardizing the essentially passive character of the beach and its value as a natural managed resource. The Dania Beach Pier will continue to be open to the public.

Policy: ~~1.11~~ 5.1.1.11 The City shall coordinate with Broward County on its policy to maintain beaches to a width of approximately 75 feet in accordance with the Broward County Beach Nourishment Program.

Policy: ~~1.12~~ 5.1.1.12 Continue to ensure nourishment sand meets the State Permit requirements in terms of grain size, chemical characteristics, and compaction after tilling.

Policy: ~~1.13~~ 5.1.1.13 The City shall integrate beach dunes and other living shoreline features, as appropriate, as part of all beach renourishment projects to improve shoreline resilience and provide for the economic wellbeing of coastal infrastructure and operations.

Objective: ~~II~~ 5.1.2 The City shall preserve the continued existence of viable populations of all species of wildlife and marine life within the coastal zone.

Policy: ~~2.1~~ 5.1.2.1 Preserve the existence of viable populations of all native species of plant, wildlife and marine life through

protection, restoration and education.

Policy:~~2.2~~ 5.1.2.2 The City shall encourage the removal of invasive and nuisance vegetation from dune systems and replacement of it with native vegetation that enhances animal habitat and plant diversity to the maximum extent practical.

Policy: ~~2.3~~ 5.1.2.3 Continue to adhere to and enforce Broward County's Beach Lighting Management Plan and Sea Turtle Conservation Program.

Policy: ~~2.4~~ 5.1.2.4 Ensure that development and permitting decisions are consistent with the Broward County Manatee Protection Plan (and speed zones) to implement additional manatee protection measures throughout the County's waterways that are accessible to manatees.

Policy: ~~2.5~~ 5.1.2.5 The City shall cooperate with Broward County in the implementation of the artificial reef program to contribute to the enhancement and restoration of local fisheries and hard bottom communities.

Policy: ~~2.6~~ 5.1.2.6 The City shall work to ensure that the Florida Fish and Wildlife Conservation Commission Marine Turtle Conservation Guidelines are met for implementation of sea turtle conservation programs.

Policy: ~~2.7~~ 5.1.2.7 Continue to promote public awareness, including signage, regarding the importance of turtle and marine life protection.

Policy: ~~2.8~~ 5.1.2.8 The City shall encourage property owners and the public to protect existing beach vegetation, to revegetate beaches, where appropriate, and to encourage landscaping with native trees, shrubs, and ground covers in areas of historic beaches or berm communities.

Objective: ~~IIII~~ 5.1.3 ~~Criteria has been developed which will prioritize shoreline uses and give priority to water dependent uses.~~ Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources and avoid irreversible and irretrievable loss of those resources.

Policy: ~~3.1~~ 5.1.3.1 The City shall continue to support the implementation of

Chapter 161, Florida Statutes, Beach and Shore Preservation, which sets forth guidelines for the regulation of beach construction and reconstruction, beach and shore preservation, coastal zone protection, and coastal resources.

Policy: ~~2.1~~ ~~3.2~~ 5.1.3.2 ~~These~~ Shoreline and water dependent uses shall only be encouraged along the Dania Cutoff Canal and Intracoastal Waterway.

Policy: ~~3.3~~ 5.1.3.3 The City shall support and encourage, where feasible, living shoreline, nature-based features and seawall enhancements on public and private properties to improve estuarine ecosystem characteristics of the Intracoastal Waterway and protect upland areas from wave action.

Policy: ~~2.2~~ ~~3.4~~ 5.1.3.4 ~~Proper~~ Required permits must be in place prior to initiation of ~~these improvements~~ any activities within the coastal zone including shoreline and water dependent activities.

Objective: ~~III IV~~ 5.1.4 Maintain or improve the existing beaches and dunes and estuarine resources using ecological planning principles and assumptions in determining the suitability of activities within the coastal zone.

Policy: ~~3.1 4.1~~ 5.1.4.1 ~~Do~~ The City will not permit construction of structures on the dunes that will inhibit the~~ir~~ existence of beach, dune or estuarine resources.

~~Policy: 3.2~~ ~~Maintain the Dania Pier structure for public utilization.~~

Policy: ~~3.3~~ ~~4.2~~ 5.1.4.2 On an annual basis, City Staff shall assess the status of existing estuarine resources, beaches and dunes.

Policy: ~~4.3~~ 5.1.4.3 Coordinate with Broward County and neighboring jurisdictions on efforts and existing resources protection plans including those of other agencies, where possible, to protect estuaries within the jurisdiction of more than one local government.

Policy: ~~4.4~~ 5.1.4.4 The City shall ensure planning and permitting of new marine facilities is consistent with requirements of the Land Development Code and the Broward Manatee Protection Plan.

Policy: ~~4.5~~ 5.1.4.5 The City shall monitor for potential development

impacts on estuaries through the development review processes, including site plan and plat applications.

Policy: ~~3.4 4.6~~ 5.1.4.6 The city shall report the results of policy ~~3.3~~ to the City commission for action as needed.

Objective: ~~V~~ 5.1.5 Continue to maintain the historic resources within the coastal zone and the City shall preserve any national, state or locally designated historic and archaeological resources, which includes the sensitive adaptive use of these resources.

Policy: ~~11.15.1~~ 5.1.5.1 Identified historic and archaeological resources shall be protected.

Policy: ~~11.2 5.2~~ 5.1.5.2 Identification of new historic and archaeological resources shall continue and upon identification shall be protected.

Policy: ~~5.3~~ 5.1.5.3 The City shall coordinate locations, conditions and other data on existing and new historic and archaeological resources with Broward County.

Goal ~~2~~ 5.2 The City shall coordinate infrastructure, development, emergency management and other related activities to ensure consistency across program areas and policies to protect people and property against natural disasters and the increasing impacts of climate change.

Objective: ~~IV 2.1~~ 5.2.1 ~~Limit public expenditures that subsidize development in coastal high hazard areas.~~ The City shall limit public expenditures to subsidize development in coastal high hazard areas and shall restrict development activities to protect human life against the effects of natural disasters.

Policy: ~~4.1~~ 5.2.1.1 Public expenditures within the coastal high hazard area will be limited to maintenance and repair of existing facilities.

~~Policy: 8.1 No land use plan amendments to Residential categories will be approved east of the Intracoastal Waterway.~~

Policy: ~~4.2~~ 5.2.1.2 ~~All public expenditures should be for restoration or enhancement of natural resources~~. Public expenditures in the coastal high hazard area will include levels of service that are sufficient for reasonable use of the land

with respect to traffic, solid waste, water supply, drainage, and sewage capacity.

Policy: ~~4.3~~ 5.2.1.3 ~~No public expenditures shall be utilized for private development~~. The City shall not expand public expenditures to subsidize expanded development on the barrier island, unless such expenditures are necessary to provide services to development allowed by the Future Land Use Map; provide for recreational needs; maintain, restore or enhance natural resources; maintain adequate evacuation times; and maintain or enhance public beach access and use.

~~Objective: V Comply with the Broward County Hurricane Evacuation Plan and maintain or improve timely evacuation of the Coastal High Hazard Area. Timely evacuation means a clearance time of approximately eight (8) hours.~~

Policy: ~~1.4~~ 5.2.1.4 The City shall direct population concentrations away from Coastal High Hazard Area and not increase the net density within it. No land use plan amendments to Residential categories will be approved east of the Intracoastal Waterway. The Coastal High Hazard Area is defined as "~~the evacuation zone for a Category 1 Hurricane as established in the regional hurricane evacuation study applicable to the local government~~ the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model."

Policy: ~~2.1.5~~ 5.2.1.5 ~~The current Hurricane Evacuation Plan as prepared by the Broward County Emergency Management Division does not define the evacuation zone for a Category I Hurricane. Instead, the Broward County Hurricane Plan combines the evacuation zones for both Category 1 and 2 Hurricanes and defines said area as "Plan A". The Plan A Area in Dania Beach includes all land east of Southeast 5th Avenue. As such, the Coastal High Hazard Area is defined as all property east of Southeast 5th Avenue~~. Plan for hurricane evacuation following the most recently adopted Evacuation Map developed by Broward County which currently has two "Evacuation Plans" based on location.

- Evacuation Plan A - for Hurricane Category 1 or 2: Storm surge is 4-7 feet above sea level with winds from 74-110 miles per hour.

All mobile home residents, residents beside tidal bodies of water and in low-lying areas, and residents east of the Intracoastal Waterway should evacuate.

- Evacuation Plan B - for Hurricane 3 or higher: Storm surge is 7-11 feet above sea level with winds of 111 miles per hour or greater.

In addition to those required to evacuate under Plan A, all residents east of U.S. 1 (Federal Highway) should evacuate.

Policy: ~~5.1~~ 5.2.1.6 ~~Work~~ Coordinate with, and support Broward County Emergency Management Division to further the implementation of the ~~plan~~ Broward County Hurricane Evacuation Plan.

Policy: ~~5.2~~ 5.2.1.7 Continue to permit hotel and motel uses in Residential Land Use categories at densities specified in the Future Land Use Element

Policy: ~~5.3~~ 5.2.1.8 Permit hotel and motel uses in non-residential land uses in the Coastal High Hazard area at a density limitation of fifty (50) units per acre.

Objective: ~~VI~~ 5.2.2 Continue to require that any development within Port Everglades be consistent with ~~its~~ most recent version of the Port Everglades Master/Vision Plan.

Policy: ~~6.1~~ 5.2.2.1 Any development applications within the Port area will be coordinated with the Port Administration, and the Florida Department of Transportation (FDOT) to ~~i~~ensure consistency with its Port Everglades Master/Vision Plan.

Policy: ~~6.2~~ 5.2.2.2 The Port Everglades Master/Vision Plan, is incorporated in the Comprehensive Plan and included as an appendix.

~~Policy: 6.3 Utilize the South Florida Regional Planning Council's mediation process to resolve any conflicts that develop.~~

~~Policy: 6.4 All development applications submitted to the City within the Port boundary will be provided to the Port for recommendation.~~

~~Objective: VII Maintain or improve estuarine environmental quality.~~

~~Policy: 7.1~~ ~~Continue to require appropriate Broward County Department of Planning and Environmental Protection permits prior to issuance of development permits.~~

~~Policy: 7.2~~ ~~Continue to require appropriate South Florida Water Management district permits prior to issuance of development permits.~~

~~Policy: 7.3~~ ~~Continue to implement level of service standards for drainage facilities as follows:~~

~~Road Protection - Residential and primary streets crown elevations meet the minimum elevations as published on the Broward County 10-year Flood Criteria Map. Residential streets with rights-of-way less than fifty feet wide to have crown elevations no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map".~~

~~Streets in rights-of-way greater than fifty feet wide to have an ultimate edge of pavement no lower than the elevation for the respective area depicted on the ten year "Flood Criteria Map".~~

~~Building - The lowest floor elevation shall not be lower than the elevation published on the Broward County 100-year flood elevation map or 18 inches above the adjacent crown of road for residential and 6 inches above the adjacent crown of road for commercial/industrial.~~

~~Storm Sewers - Shall be designed using the Florida Department of Transportation Zone 10 rainfall curves.~~

~~Flood Plain Routing - Modified SOS routing method as established by the SFWMD "Basis of Review".~~

~~Best Management Practice - Efforts shall be utilized to use best management practice to reduce pollutants entering the groundwater.~~

~~Objective: VIII~~ ~~Direct residential construction away from the coastal high hazard area.~~

~~Policy: 8.1~~ ~~No land use plan amendments to Residential categories will be approved east of the Intracoastal Waterway.~~

Objective: ~~IX 2.3~~ <u>5.2.3</u> The City will participate with Broward County and other Broward coastal cities in the preparation of <u>and any updates to</u> a County-wide Post Disaster

Re~~development~~covery Plan and the Comprehensive Emergency Management Plan.

Policy: ~~9.1~~ ~~2.3.1~~ 5.2.3.1 The adopted City Post Disaster Re~~development~~covery Plan shall be consistent with the Broward County Hurricane Evacuation Plan.

Policy: ~~9.2~~ ~~2.3.2~~ 5.2.3.2 The adopted City Post Disaster Re~~development~~covery plan shall eliminate the exposure of human life and public or private property to natural hazards.

Policy: ~~9.3~~ ~~2.3.3~~ 5.2.3.3 The City shall adopt:
a) the Broward County Post Disaster Re~~development~~covery Plan ("County Plan") by reference, or
b) a City of Dania Beach Post Disaster Redevelopment Plan ("City Plan") that incorporates all or part of the Broward County Post Disaster Redevelopment Plan by reference.

Policy: ~~9.4~~ ~~2.3.4~~ 5.2.3.4 The City shall adopt the County Plan by reference or the City Plan as indicated above no later than 180 days after adoption of the Broward County Post Disaster Re~~development~~covery Plan.

Policy: ~~2.3.5~~ 5.2.3.5 The City shall utilize the City of Dania Beach Comprehensive Emergency Management Plan (2023) and updates to that plan as a framework for disaster reduction and providing approaches to recovery.

~~Objective: X Maintain the present public access to the Dania Beach.~~

~~Policy: 10.1 Public access to the beach will continue at 100%~~

~~Policy: 10.2 The Dania Beach Pier will continue to be open to the public.~~

~~Objective: XI Continue to maintain the historic resources within the coastal zone.~~

~~Policy: 11.1 Identified historic resources shall be protected.~~

~~Policy: 11.2 Identification of new historic resources shall continue and upon identification shall be protected.~~

~~Objective: XII Levels of service for public access and provision of infrastructure shall be maintained at standards of the~~

~~Comprehensive Plan Elements with no new public infrastructure within the coastal zone high hazard area.~~

~~Policy: 12.1~~ ~~Coastal zone high hazard area public infrastructure limited to maintenance and repair.~~

~~Policy: 12.2~~ ~~Coordination of the maintenance of level of service standards shall be coordinated by the Growth Management Department.~~

Goal ~~3~~ 5.3 **The City shall enhance efforts to prepare, adapt, mitigate and manage climate change impacts to achieve a resilient community.**

Objective: ~~3.1~~ 5.3.1 **Increase adaptability and resiliency to climate change impacts by developing a Vulnerability Assessment and Stormwater Master Plan including strategies that address coastal flooding, tidal events, storm surge, flash floods, storm water runoff, saltwater intrusion and other impacts related to or exacerbated by sea level rise, changing precipitation patterns, temperature increases, and other climate change factors.**

Policy: ~~3.1.1~~ 5.3.1.1 The City shall complete a Vulnerability Assessment within one (1) year compliant with Section 380.093(3), F.S. related to sea level rise, tidal flooding, storm surge, and to the extent practicable, rainfall and compound flooding. Sea level rise projections shall include the 2017 National Oceanic and Atmospheric Administration (NOAA) Intermediate Low and High scenarios. The City shall revisit the sea level rise projections if new data, agency or policy changes necessitate it. The City shall consider additional policy development based on the outcomes of the Vulnerability Assessment within six (6) months of its completion.

Policy: ~~3.1.2~~ 5.3.1.2 The City shall update its Stormwater Master Plan incorporating future sea level rise projections based upon the 2070 National Oceanic and Atmospheric Administration (NOAA) Intermediate High Sea Level Rise projection. The City shall incorporate recommendations of the Master Plan as they relate to transportation infrastructure and facilities.

Policy: ~~3.1.3~~ 5.3.1.3 The City shall coordinate with Broward County on resiliency issues and review the Countywide Risk Assessment and Resiliency Plan upon its completion and

within one (1) year of its completion the City shall consider additional policy development based upon its outcomes.

Policy: ~~3.1.4~~ 5.3.1.4 The City shall seek funding for adaptation projects and partnerships with other local governments related to the adaptation of critical infrastructure prioritized in its Vulnerability Assessment and the Countywide Risk Assessment and Resiliency Plan.

Objective: ~~3.2.~~ 5.3.2 Include development and redevelopment principles, strategies, and engineering solutions into development and infrastructure decisions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy: ~~3.2.1~~ 5.3.2.1 The Vulnerability Assessment and Stormwater Master Plan shall be resources upon which to base new principles, strategies, and engineering solutions to reduce future flood risk of existing and future development along canals and the Intracoastal Waterway including for the design of new infrastructure projects.

Policy: ~~3.2.2~~ 5.3.2.2 Until the completion of the Stormwater Master Plan, the City has adopted an interim design standard for stormwater projects based on future groundwater and surface water stages contained within Broward County Plate WM 2.1 – Future conditions for determining pre- versus post- development calculations. This standard shall apply to all projects that add impervious or modify pervious area. The City shall review the status of this standard by December 31st 2024 in the context of the Master Plan completion.

Policy: ~~3.2.3~~ 5.3.2.3 Analyze and determine whether to build, modify, adapt or relocate public infrastructure to allow for adaptation, strategic managed retreat or relocation from areas at risk to sea level rise.

Policy: ~~3.2.4~~ 5.3.2.4 The City shall regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital Improvements Element, including the impacts of potential intensifying floods and sea level rise, and account for those impacts in engineering design criteria for projects where necessary.

Policy: ~~3.2.5~~ 5.3.2.5 Phase projects, including but not limited to, shorelines, backflow prevention devices, in-line check valves and other strategies based on the existing conditions, year of projected impacts and economies of scale to minimize commercial and residential disruption from future flooding.

Policy: ~~3.2.6~~ 5.3.2.6 Within one (1) year of completion of the Stormwater Master Plan, the City shall determine if updated or multiple levels of service are needed for stormwater management. Consideration of levels of service may include current and future flood inundation and the ability to deliver established levels of service under those conditions.

Policy:~~3.2.7~~ 5.3.2.7 Within one (1) year of completion of the Vulnerability Assessment, the City shall determine if updated or multiple levels of service are needed for infrastructure other than stormwater management. Consideration of levels of service may include current and future flood inundation and the ability to deliver established levels of service under those conditions.

Objective: ~~3.3~~ 5.3.3 Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy: ~~3.3.1~~ 5.3.3.1 Develop and adopt Land Development Code provisions specific to vulnerable areas that include best-practice development that prioritizes the natural environment and habitats, and that includes strategies for protection, accommodation, managed retreat, and avoidance of flooding impacts. Within one (1) year of completion of the Stormwater Master Plan, the City shall review its Stormwater Regulations to incorporate appropriate results of the Stormwater Master Plan.

Policy: ~~3.3.2~~ 5.3.3.2 To avoid exacerbating onsite flooding, prohibit stormwater discharge into waterways except via an approved connection to the municipal storm sewer system or privately permitted system through South Florida Water Management District.

Policy: ~~3.3.3~~ 5.3.3.3 Encourage the use of pervious materials for landscaping

and driveways in the coastal high hazard area.

Policy: ~~3.3.4~~ 5.3.3.4 Actively seek funding for the implementation of projects and capital improvements in vulnerable areas associated adaptation strategies from sources such Federal and State grants and technical expertise assistance (in-kind); local storm water utility fees; Capital Improvement Plan prioritization; public/private partnerships; and other sources.

Objective: ~~3.4~~ 5.3.4 Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Policy: ~~3.4.1~~ 5.3.4.1 Develop and update land development techniques and best practices that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. Such standards may include, but are not limited to, structural and nonstructural techniques such as, low impact development and green infrastructure strategies that will enhance water quality treatment while also providing flood mitigation benefits. Best practices include flood mitigation strategies, including design of elements on structures, such as electrical components, and modification of infrastructure (including utilities) and shall consider impacts to adjacent properties, historic properties, and infrastructure projects.

Policy: ~~3.4.2~~ 5.3.4.2 Evaluate adopting a local technical amendment to the Florida Building Code for structure elevation, consistent with, or in exceedance of, the Florida Building Code (generally base floor elevation plus 1 foot for residential) requiring that structures or substantial renovations be elevated based on these standards. Elevation standards shall also consider implications with the City's unique historic properties if applicable. Elevation standards shall also account for existing height regulations and the need to allow for limited increases in height consistent with elevation of properties or implementation of new freeboard standards as a point of analysis. Such elevation standards should be tied to the outcomes of the Vulnerability Assessment and Stormwater Master Plan where appropriate and may not be consistently applied across the City geography due to future flood risk or FEMA flood zone designations.

Policy: ~~3.4.3~~ 5.3.4.3 The City shall continue to support the reduction of flood insurance premiums for City residents through the following actions:

1. Supporting programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;
2. Reviewing, developing, and enhancing standards and programs to mitigate increasing flood;
3. Coordinating with relevant stakeholders to secure access to technical assistance and support for these initiatives;
4. Participating in the Local Mitigation Strategy update process and development of local mitigation project lists.

Objective: ~~3.5~~ 5.3.5 Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy: ~~3.5.1~~ 5.3.5.1 Within two (2) years of completion of the Vulnerability Assessment, the City shall review and update its Floodplain Management and Landscape Code sections incorporating data where appropriate.

Policy: ~~3.5.2~~ 5.3.5.2 The City's Land Development Code shall continue to be consistent with or more stringent than the requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60.

Objective: ~~3.6~~ 5.3.6 Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy: ~~3.6.1~~ 5.3.6.1 Continue to enforce the rules and regulations pertaining to the Department of Environmental Protection "Coastal Construction Control Line" and "Erosion Control Line" programs in the Land Development Code; and, continue to prohibit non-beach related construction seaward of the Erosion Control Line and to provide performance standards for construction seaward of the Coastal Construction Control Line consistent with Chapter 161.053, F.S.

Policy: ~~3.6.2~~ 5.3.6.2 Continue established and ongoing programs that regulate coastal construction practices and contribute to the resilience of the built environment.

Objective: ~~3.7~~ 5.3.7 The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy: ~~3.7.1~~ 5.3.7.1 Link future cycles of Community Rating System scoring with completion of its Vulnerability Assessment to incorporate sea level rise projections as outlined by FEMA in the most recent version of the National Flood Insurance Program Community Rating System Coordinator's Manual.

Policy: ~~3.7.2~~ 5.3.7.2 Coordinate climate, vulnerability, sustainability and resiliency activities with Community Rating System cycles to enhance and maximize community outreach activities and result in reductions in flood risk and insurance premiums for residents and businesses.

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT

CONSERVATION ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

6. CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

~~**I. REQUIREMENTS FOR CONSERVATION GOALS, OBJECTIVES AND POLICIES**~~

Goal ~~I~~ 6.1 ~~The goal of the conservation element is to establish a long-term program for the development of conservation programs and activities that will protect and ensure the highest environmental quality possible for the City of Dania Beach~~.
Conserve and protect natural resources for current and future residents to ensure sustainable growth and high environmental quality for the City of Dania Beach.

Objective ~~I~~ 6.1.1 **Maintain or improve ~~present~~ current air quality within the City.**

Policy ~~1.1~~ 6.1.1.1 Continue to cooperate with ~~the~~ State and Federal Governments in monitoring the existing air ~~pollution standards~~ quality within the community.

Policy ~~1.2~~ 6.1.1.2 Promote the efficient operation of motor vehicles which ~~is~~ are a major contributor to air pollution within the City.

Policy ~~1.3~~ 6.1.1.3 Ensure that all industrial uses within the community minimize their impact on air quality to the greatest extent possible.

Policy ~~1.4~~ 6.1.1.4 Encourage the development of heavy vegetative cover which aids in the cleansing of the air.

Policy ~~1.5~~ 6.1.1.5 Promote alternative transportation modes such as pedestrian walkways, bikeways, mass transit, and other means of travel.

Policy ~~1.6~~ 6.1.1.6 Continue to coordinate with the Broward County Traffic Engineering Division to synchronize traffic signals on highways.

Objective ~~II~~ 6.1.2 **Maintain or improve the quantity/quality of water resources.**

Policy ~~2.1~~ 6.1.2.1 Restrict activity which could might have an adverse effect on the ~~sole source~~ Biscayne Aquifer which ~~provides~~ is the sole source of all drinking water for the City. Coordinate with the Broward County Department of Planning and Environmental Protection to ensure adequate protection of water resources. Where necessary, restrict uses which may have an adverse effect on water resources.

Policy ~~2.2~~ 6.1.2.2 Comply with the emergency conservation program of the SFWMD in the event a drought ~~affects the amount of~~ restricts available potable water.

Policy ~~2.3~~ 6.1.2.3 Comply with the Broward County Wellfield Protection Program.

Policy ~~2.5~~ 6.1.2.4 Protect existing wellfields and water supplies. Plan for infrastructure replacement and wellfield relocation as needed in accordance with State rules and water policy, and in consideration of the potential for increased coastal flooding, sea level rise, saltwater intrusion, and other potential impacts from future climate change.

Objective ~~III~~ 6.1.3 Continue to maintain ~~present~~ existing mineral areas.

Policy ~~3.1~~ 6.1.3.1 Ensure that land has been ~~is~~ set aside for the excavation of required materials for development within the area.

Policy ~~3.2~~ 6.1.3.2 Ensure the development and protection of these mining areas does not preclude the future development of an attractive plan once mining operations have been completed.

Policy ~~3.3~~ 6.1.3.3 Ensure a proper balance of mineral extraction versus aesthetic future development.

Objective ~~IV~~ 6.1.4 Conserve native vegetative communities, wildlife habitats, and marine habitats at their ~~present~~ current levels.

Policy ~~4.1~~ 6.1.4.1 Protect and enhancement unique ~~V~~vegetative communities through site design.

Policy ~~4.2~~ 6.1.4.2 Require permits from FDER and the Army Corps of Engineers for all development permits from FDER and the Corps of Engineers in sensitive vegetative areas.

Policy ~~4.3~~ 6.1.4.3 Require the continued functioning of all natural systems within the City.

Policy ~~4.4~~ 6.1.4.4 Utilize natural ~~reservations~~ conservation designations as a means of protecting natural resources.

Policy ~~4.5~~ 6.1.4.5 The City shall require that wetlands within any new development be preserved or mitigated within any new development or mitigated in accordance with the Broward County Department of Planning and Environmental regulations by coordinating with the Broward County Department of Planning and Environmental Protection during review of proposed site plans for new development involving potential impacts to existing natural resource areas.

Policy ~~4.6~~ 6.1.4.6 The City shall continue to require the identification of potential impacts on flora, fauna, air quality and water quality and quantity with all applications for new development which may potentially impact existing natural resources identified within this Comprehensive Plan.

Policy ~~4.7~~ 6.1.4.7 The City shall continue to review and revise land development regulations ~~by August 2000~~ to protect and conserve the natural functions of existing soils, wildlife habitats, canals, lakes rivers, and marine habitats during the review of applications for new development and/or redevelopment to address the following:

a) Site plan for new development shall identify the location and extent of wetlands located on the property;

b) Site plans shall ~~provide~~ specify measures to assure that normal flows and water quality ~~of water~~ will be provided to maintain wetlands after development;

c) Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands ~~will~~ shall be provided or additional wetlands ~~will~~ shall be created to mitigate any wetland~~s~~ destruction;

d) Proposed developments shall comply with Broward County's Wellfield Protection Program;

e) All endangered and threatened plant and animal populations ~~are~~ shall be protected;

f) All habitats of significant value to existing populations of endangered and threatened species ~~are~~ shall be preserved;

g) All nuisance vegetation (i.e., Brazilian Pepper, Australian Pine, and Melaleuca) ~~is~~ shall be removed by the developer at the time of development or redevelopment of a site;

h) All native woody vegetation of a significant size ~~is~~ shall be preserved or replaced.

Policy ~~4.8~~ 6.1.4.8 Encourage the provision and maintenance of ~~a~~ buffer zones consisting of native upland (i.e., transitional) vegetation and littoral zones in and around wetland and retention areas which are constructed or preserved on new development sites.

Policy ~~4.9~~ 6.1.4.9 Development orders and permits for development and redevelopment activities shall be issued only if the conservation of wildlife and natural systems is ensured consistent with the ~~g~~Goals, ~~o~~Objectives, and ~~p~~Policies of this Comprehensive Plan.

Policy ~~4.10~~ 6.1.4.10 The City shall coordinate review of proposed wetlands mitigation activities with the Broward County Department of Planning and Environmental Protection to ensure that Broward County's "Wetlands Benefit Index" is utilized as one basis factor for determining the scope of need mitigation.

Policy ~~4.11~~ 6.1.4.11 The City of Dania Beach will apply the Uniform Mitigation Assessment Method (UMAM).~~The City of Dania Beach shall distribute land uses in a manner that avoids or minimizes, to the greatest degree extent possible, the adverse effects and impacts on wetlands. Those future land uses identified in the table provided below as being incompatible with the protection and conservation of wetland functions shall be directed away from wetlands, or when incompatible land uses are allowed to occur, shall be mitigated, or enhanced, or both, to compensate for loss of wetland functions.~~

~~**CONSERVATION ELEMENT**~~ ~~**Compatibility of Future Land Uses**~~ ~~**Relative to Wetland Class**~~	
~~**Wetland Class**~~	~~**Future Land Use Compatibility**~~
~~Wetlands wither Wetlands Benefit Index (WBI) value greater than or equal to 0.80~~	~~All future uses identified on the Future Land Use Element Map Series, except for Conservation, are incompatible.~~
~~Wetlands with a WBI value less than 0.80.~~	~~All future land uses are compatible, provided that the wetland impact compensation requirements of Chapter 27, Article XI, Broward County Code of Ordinances are satisfied.~~

~~SOURCE: Broward County Department of Natural Resource Protection (Nov. 1996 May 2003); and Broward County Code of Ordinances, Chapter 27 Article XI., Aquatic and Wetland Resource Protection.~~

Policy 6.1.4.12 Encourage the use of native rather than exotic plants in landscaping.

Policy 6.1.4.13 Ensure developers and members of the community utilize Florida-friendly landscaping principles, including the use of highly drought-resistant plant materials, limiting turf cover to areas where functional benefits are provided, installing efficient irrigation systems, and the use of soil improvements and mulches to increase water holding capacity.

Policy 6.1.4.14 The City shall promote species diversity, the planting of native landscapes, and sustainable urban forest landscape practices to protect the health and resiliency of our natural resources from the impacts of climate change.

Objective ~~V~~ 6.1.5 Continue to coordinate with adjacent local governments and regional interests to protect natural resources.

Policy ~~5.1~~ 6.1.5.1 Continue to promote a coordination system and cooperation with the adjacent local governments and the Regional Planning Council.

Policy ~~5.2~~ 6.1.5.2 Continue to participate in the Broward Metropolitan Planning Organization's (MPO) ~~County~~ Technical Advisory Committee.

Policy ~~5.3~~ 6.1.5.3 Continue to coordinate with the Broward County ~~Department of Planning and Environmental Protection~~ Resilient Environment Department, Florida Department of ~~Natural Resources~~ Environmental Protection, Broward County, and Port Everglades to protect endangered species, particularly the West Indian Manatee.

Policy ~~5.4~~ 6.1.5.4 All Local Areas of Particular Concern and Urban Wilderness Areas shall be consistent with the County's environmentally sensitive land status.

Policy ~~5.5~~ 6.1.5.5 Hazardous waste shall be managed and disposed of in accordance with the Broward County Department of Planning and Environmental Protection rules and standards.

Policy 6.1.5.6 Coordinate and cooperate with the South Florida Water Management District ~~and shall consider~~ to incorporate the most recent update to the regional water supply plan to update the current 10-year work plan to ~~build~~ implement the identified water supply facilities.

Objective ~~VI~~ 6.1.6 Waters that flow into estuarine or ocean waters shall continue to receive pre-treatment.

Policy ~~6.1~~ 6.1.6.1 Continue to adhere to the standards of the Broward County Water ~~Resources~~ Management Division and South Florida Water Management Division ~~as it~~ with regard~~s~~ to drainage.

Policy ~~6.2~~ 6.1.6.2 All discharge into ~~these~~ estuarine or ocean waters ~~will~~ shall receive pre-treatment.

Policy 6.1.6.3 Determine sources of funding to eliminate flooding runoff and ensure timely drainage of flood prone areas.

Objective 6.1.7 **Support ~~green~~ sustainable and resilient development and redevelopment strategies and regulations.**

Policy 6.1.7.1 Consider adding electric vehicle standards to the Land Development Regulations (LDRs).

Policy 6.1.7.2 Explore funding opportunities for promoting alternative energy sources, such as solar power, in public buildings.

Policy 6.1.7.3 Consider adopting Green Building Standards for new development and redevelopment or creating incentive programs linked to specific green building performance.

Policy 6.1.7.4 Encourage use of energy-saving building materials and solar power by providing free permits, tax credits, or other incentives.

Policy 6.1.7.5 Encourage the implementation of low-impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by:

a. Locating building sites away from environmentally sensitive areas;
b. Promoting the preservation of natural resources;
c. Providing for on-site mitigation of impacts (i.e., retention and treatment of stormwater runoff, water reuse, and stormwater systems);
d. Promoting energy conservation through design, landscaping, and building techniques (i.e., solar power, increased tree canopies);
e. Promoting water conservation through landscaping and building design;
f. Promoting environmentally friendly building practices (i.e., use of environmentally friendly building materials, recycled materials), and;

Objective 6.1.8 **Promote public awareness of natural resources, wildlife habitats, conservation measures, and environmental hazards and encourage ~~conservative~~ conservation practices.**

Policy 6.1.8.1 Prepare educational materials regarding conservation topics and distribute the materials to the public.

Policy 6.1.8.2 Encourage the maintenance of existing natural areas through signage on dunes, beaches, and the pier.

Policy 6.1.8.3 Promote native species in landscaping, specifically on City-owned property.

Policy 6.1.8.4 In the areas where beaches and dunes are being eroded, the City should continue to encourage a multijurisdictional approach to stabilization and restoration projects, preferably by using native vegetation as a stabilizing medium.

Policy 6.1.8.5 The City should seek the means to encourage innovative techniques for providing proper access to beaches while protecting the integrity of the dune system in future beach acquisitions.

Objective 6.1.9 The City shall cooperate with Waste Management in developing a hazardous waste management program for the proper storage, recycling, collection, and disposal of hazardous waste.

Policy 6.1.9.1 Promote the recycling of hazardous wastes through education and outreach programs which convey information about available locations for hazardous waste recycling and consider sponsoring collection events to provide convenient drop-off opportunities.

Policy 6.1.9.2 Promote the use of more sustainable products, such as biodegradable straws, bags, packaging, and containers as a means of reducing waste.

Policy 6.1.9.3 Consider the implementation of communitywide incentives and policies for residents and businesses to help achieve community waste-reductions goals.

Objective 6.1.10 Maintain beach and dune shoreline protection and erosion control through coastal and shoreline buffering, permit seawalls only when natural protection strategies are not feasible, and evaluate opportunities for, and encourage the protection of, coastal investments and infrastructure from the impacts of climate change, as appropriate.

Policy 6.1.10.1 No construction shall be allowed that would threaten the stability of either the dune systems or the beach itself. All new construction shall be restricted to areas landward of the primary dune line, except as may be approved by the state.

Policy 6.1.10.2 The City shall consider implementing dune protection regulations and including them in its Land Development Regulations.

Objective 6.1.11 The City shall seek to reduce greenhouse gas (GHG) emissions and conserve energy resources.

Policy 6.1.11.1 The City shall continue to promote mixed-use development, which is defined as a mixture of residential and non-residential land uses in a design-unified, pedestrian-friendly environment with multi-modal transportation connectivity to other areas, at appropriate locations. The purpose of mixed-use development shall be to continue to provide opportunities to live, work, shop, and recreate in a walkable area, and to reduce automobile dependence and greenhouse gas emissions.

Policy 6.1.11.2 The City shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include the promotion of mixed-use development that provides for a mixture of residential and non-residential land uses in a pedestrian-friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes, including mass transit, bicycles, and pedestrianism; and requiring Transportation Demand Management Programs as a condition for development approvals.

Policy 6.1.11.3 The City shall consider conducting a greenhouse gas inventory by 2025, setting a reduction goal for city and/or community emissions and developing a strategy to achieve that goal.

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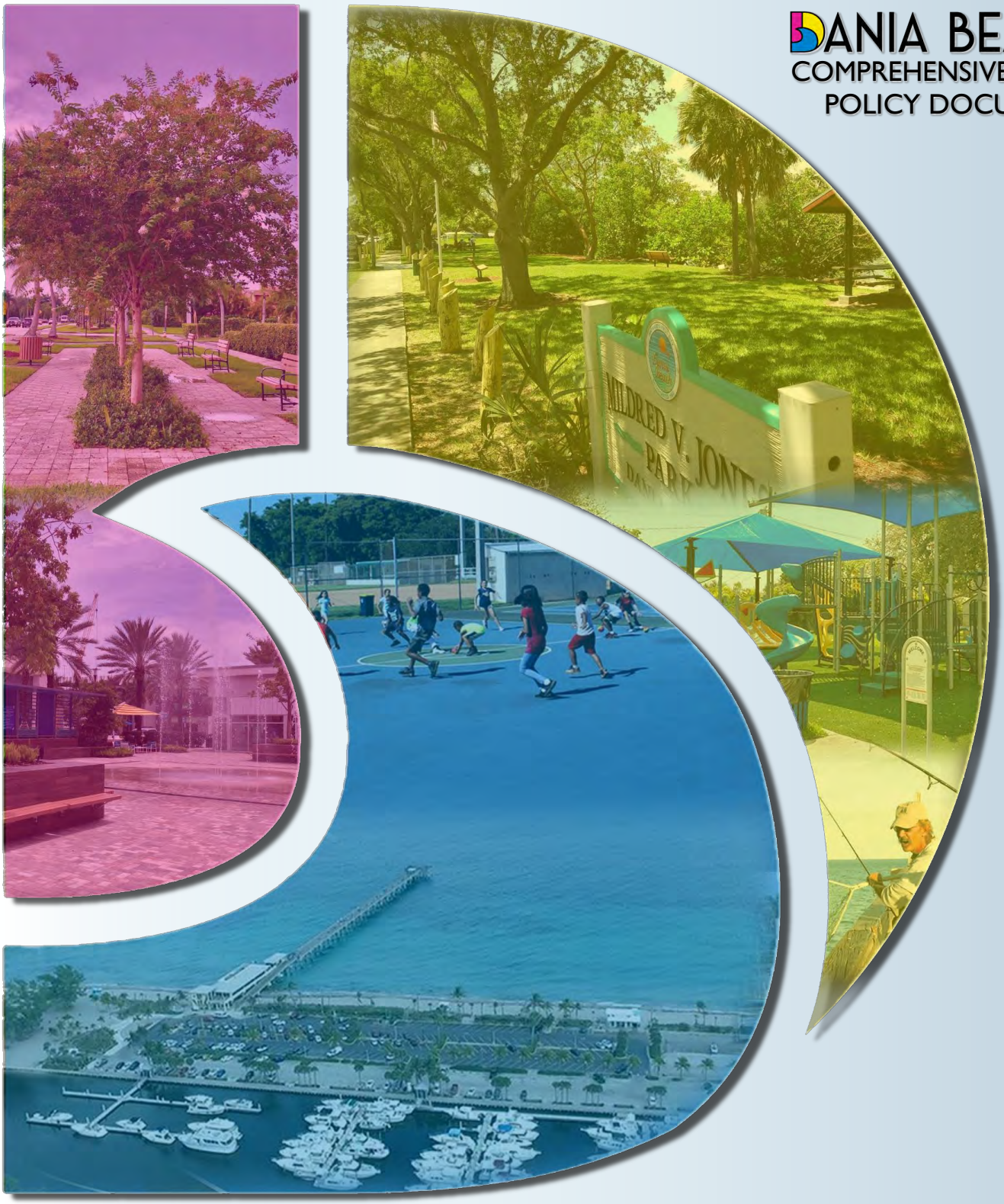

PARKS AND RECREATION ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

7. PARKS AND RECREATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

~~**REQUIREMENTS FOR RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND POLICIES**~~

~~The goal of this element will be to ensure the provision of sufficient parks, recreation facilities and open space areas to satisfy the needs of the City of Dania Beach residents and visitors. This will include a variety of types of recreational and open space uses.~~

Goal ~~I.~~ 7.1 **Provide a sustainable recreation and open space system to adequately meet the physical, social, recreational, and cultural needs for all current and future residents and visitors within the City.**

Objective ~~I~~ 7.1.1 ~~**Maintain current standards of public access to all recreational facilities and open space.**~~ **Maintain safety and accessibility to all parks, open spaces, and recreational facilities, including beaches and shores.**

Policy ~~1.1~~ 7.1.1.1 All public facilities within the City of Dania Beach will be open to the public.

Policy ~~1.2~~ 7.1.1.2 Coordinate with the County, Regional and State Agencies where public resources under other jurisdictions are within the City of Dania Beach.

Policy ~~1.3~~ 7.1.1.3 Maintain present public access to the Dania Beach and Dania Beach Fishing Pier.

Policy ~~1.4~~ 7.1.1.4 Design park, recreation, and open space facilities with handicapped accessibility in accordance with the Americans with Disabilities Act (ADA) requirements and equip playground areas with accessible equipment.

Policy ~~1.5~~ 7.1.1.5 City parks should comply with Crime Prevention Through Environmental Design (CPTED) principles.

Objective ~~II~~ 7.1.2 **Ensure that all recreational needs and standards for the community are met through ~~P~~public and private resources.** ~~**will meet the standards of the Recreation and Open Space Element to ensure recreational demands of the community are met.**~~

Policy ~~2.1~~ 7.1.2.1 Coordinate public and private development activities to ensure provision of sufficient recreation to meet the demands of said developments.

Policy ~~2.2~~ 7.1.2.2 Operation of recreation facilities should be through the most efficient means.

Policy ~~2.3~~ 7.1.2.3 The City shall support Public/Private beautification efforts on public property and encourage private maintenance agreements.

Policy ~~2.4~~ 7.1.2.4 The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments through development incentives.

Objective ~~III~~ 7.1.3 Maintain the Park and Recreational Facility requirements of the Recreation and Open Space Element.

Policy ~~3.1~~ 7.1.3.1 ~~Local Park dedication for new development~~ The Level of Service Standards for recreation and open space facilities in the City of Dania Beach shall be 3 acres/1,000 population.

Policy ~~3.2~~ 7.1.3.2 Maintain the present accessibility status for all parks and recreational facilities within the community.

Policy ~~3.3~~ 7.1.3.3 Maintain facility standards of the Recreation and Open Space Element for existing and new park facilities.

Objective ~~IV~~ 7.1.4 Accommodate for current and future recreational standards based on community needs.

Policy ~~4.1~~ 7.1.4.1 Maintain a fee system that is equitably and uniformly applied throughout the community.

Policy ~~4.2~~ 7.1.4.2 Planning of new park facilities shall be developed with citizen participation for the area affected by the park.

Policy ~~4.3~~ 7.1.4.3 The City shall meet or exceed the recreation/open space standards contained in this element.

Policy ~~4.4~~ 7.1.4.4 Open space areas shall be spatially distributed throughout the community and not concentrated in one area.

Policy 7.1.4.5 Provide recreation facilities which offer sufficient choice and variety for all age groups.

Policy 7.1.4.6 Provide multi-functional use of recreation and open spaces to efficiently meet community needs.

Objective ~~V~~ 7.1.5 Enhance and maintain the quality of parks throughout the community.

Policy ~~5.1~~ 7.1.5.1 Continue maintenance and irrigation of park facilities on a regular bases.

Policy ~~5.2~~ 7.1.5.2 Maintain and upgrade the facilities.

Policy ~~5.3~~ 7.1.5.3 Enhancements to park and recreation facilities should be made on a regular basis.

Policy 7.1.5.4 Maintain citizen input in the planning of additional recreational facilities within the City by adhering to the public participation procedures established by this Plan.

Policy 7.1.5.5 Implement policies and strategies set forth by the Dania Beach Parks Master Plan.

Policy 7.1.5.6 The City shall consider implementing the Public Art plan by establishing creative gathering spaces, enhancing City buildings, telling the story of the City's people and cultures, providing access to the arts in all sectors of the City, and building an art collection that ensures community aesthetics are considered.

Objective ~~VI~~ 7.1.6 ~~Develop a linear park on Southeast 5th Avenue.~~ Promote public-private partnerships for acquiring additional parks or open space facilities and explore repurposing underutilized property to create more recreational and open spaces within the City.

Policy ~~6.1~~ 7.1.6.1 Utilize excess right-of-way for linear park development.

Policy ~~6.2~~ 7.1.6.2 ~~Include drainage and water quality improvements for the area.~~ Consider acquiring and preserving open space lands for purposes of recreation, habitat protection and enhancement.

Policy ~~6.3~~ 7.1.6.3 Expand grant funding opportunities offered by the Florida Recreation Development Assistance Program (FRDAP) and other potential sources.

DANIA BEACH
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INTERGOVERNMENTAL COORDINATION ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

8. INTERGOVERNMENTAL COORDINATION

GOALS, OBJECTIVES AND POLICIES

~~**REQUIREMENTS FOR INTERGOVERNMENTAL GOALS, OBJECTIVES AND POLICIES**~~

GOAL ~~XI~~ 8.1 ~~**The goal of this element is to work to establish coordination of all of levels of government to better provide for the residents of the community.**~~ **Strengthen a network of intergovernmental coordination mechanisms that supports this sustainable Comprehensive Plan and benefits the residents of the City.**

Objective ~~I~~ 8.1.1 **Continue to coordinate the comprehensive planning activities of the City with other affected governmental agencies.**

Policy ~~1.1~~ 8.1.1.1 Continue to coordinate with the Broward County School Board, adjacent local governments, and the County.

Policy ~~1.2~~ 8.1.1.2 Continue to coordinate per the most recent updated Interlocal Agreement (ILA) to ensure adequate school facilities are available to meet the needs of the City's residents.

Policy ~~1.3~~ 8.1.1.3: Coordinate planning and share information with the School District, the County, and adjacent municipalities regarding existing and planned public school facilities, proposals for development and redevelopment, and infrastructure needed to support school facilities and population projections, including potential collocation of parks.

Policy ~~1.4~~ 8.1.1.4: Coordinate with other local, regional, and statewide governmental agencies to address areas of potential conflict.

Policy ~~1.6~~ 8.1.1.5: Continue to coordinate transportation planning efforts with the South Florida Regional Transit Authority (SFRTA), Florida Department of Transportation (FDOT), the Federal Aviation Administration (FAA), Broward County Aviation Division (BCAD), other governmental entities, and local transit providers to ensure collaboration and dissemination of information regarding transit decisions and projects.

Policy ~~1.7~~ 8.1.1.6: Continue to coordinate with local agencies to support workforce housing programs.

Policy ~~1.8~~ 8.1.1.7: Cooperate with Broward County Traffic Engineers and surrounding jurisdictions to provide a compatible traffic control system within the City and its surrounding areas.

Policy ~~1.9~~ 8.1.1.8: Continue working with the Community Redevelopment Agency (CRA) for the improvement of businesses and neighborhoods within the CRA boundaries.

Policy ~~1.10~~ 8.1.1.9: Cooperate with FAU's Southeast National Marine Renewable Energy Center (SNMEREC) initiative.

Policy ~~1.112~~ 8.1.1.10: Utilize the South Florida Regional Planning Council's mediation process to resolve any conflicts which may develop between local governments.

Policy ~~1.123~~ 8.1.1.11: Continue to resolve annexation issues through existing procedures.

Policy ~~1.134~~ 8.1.1.12: Continue to coordinate efforts to ensure that all development is in conformance with the Comprehensive Plan of Dania Beach and compatible with neighboring communities.

Policy ~~1.145~~ 8.1.1.13: Coordinate existing resources and protection plans to protect estuaries, bays, and harbors located within the jurisdiction of more than one (1) local government.

Objective ~~II~~ 8.1.2 **Continue to coordinate ~~with affected governmental agencies~~ the development impacts of the Comprehensive Plan with affected governmental agencies**

~~Policy 2.1 Continue to participate on the Technical Advisory Committee which fosters coordination among governmental agencies.~~

Policy ~~2.21~~ 8.1.2.1 ~~Notice~~ Notify any governmental agency of an amendment to the City's Comprehensive Plan ~~amendment~~ which ~~occurs~~ affects an area within 300 feet of its jurisdiction.

Policy ~~2.32~~ 8.1.2.2 Continue to review the ~~adjacent~~ Comprehensive Plans of adjacent jurisdictions when considering Comprehensive Plan amendments.

Policy ~~2.43~~ 8.1.2.3 Continue to coordinate Comprehensive Plan amendments through the Broward County Planning Council in accordance with the Broward County Charter.

Policy ~~2.54~~ 8.1.2.4 Continue to coordinate management of bays, estuaries, and jurisdictional areas.

Policy ~~2.65~~ 8.1.2.5 Require all development to be consistent with the Comprehensive Plan.

Objective ~~III~~ 8.1.3 Continue ~~current practices~~ coordinating the provision of adequate levels of service as outlined in the Comprehensive Plan for public entities that have operational and maintenance responsibilities for these facilities.

Policy ~~3.1~~ 8.1.3.1 Continue to coordinate with the Broward County Parks and Recreation Division as it relates to County and Regional Parks within the community.

Policy ~~3.2~~ 8.1.3.2 Continue the coordination mechanisms with Broward County and the Florida Department of Transportation to ~~provide~~ maintain a level of service "D" or better on roads designated on the Broward County Trafficways Plan. This includes the coordination with the Metropolitan Planning Organization and the Florida Department of Transportation's Five-Year Transportation Improvement Program.

Policy ~~3.3~~ 8.1.3.3 Continue to participate ~~o~~in the Technical Coordinating Committee of the Broward County Metropolitan Planning Organization to ensure adequate levels of service on County trafficways.

Policy ~~3.4~~ 8.1.3.4 Continue to comply with the Broward County Wellfield Protection Ordinance.

Policy ~~3.5~~ 8.1.3.5 Continue participation ~~with~~ in the Broward County Regional Raw Water Program.

Policy ~~3.6~~ 8.1.3.6 Continue to coordinate with the City of Hollywood to maintain the wastewater treatment agreement ~~with the City of Hollywood~~ to ~~i~~ensure proper level of service in accordance with the Comprehensive Plan.

Policy ~~3.7~~ 8.1.3.7 Continue to coordinate with the Federal Aviation Administration and Broward County Aviation Division regarding the present/future use of the Fort Lauderdale/Hollywood International Airport.

Policy ~~3.8~~ 8.1.3.8 Require that all development permitting maintains adequate levels of service ~~of~~ for all public facilities in accordance with the Comprehensive Plan

Objective ~~IV~~ 8.1.4 Develop an annexation strategy for future growth and development of the City.

Policy ~~4.1~~ 8.1.4.1 Identify sites which would reduce fragmentation of municipal boundaries.

Policy ~~4.2~~ 8.1.4.2 Identify sites which efficiently utilize infrastructure and capital improvements.

Policy ~~4.3~~ 8.1.4.3 Identify sites which would complement the City's development.

Policy ~~4.4~~ 8.1.4.4: Coordinate with appropriate jurisdictions to prevent the formation of enclaves, pockets, or other land configurations that would negatively affect areas adjacent to or in proximity to the City's corporate limits.

Policy ~~4.5~~ 8.1.4.5: The City will meet with adjacent local governments within the area of concern to discuss future annexation plans, in an effort to avoid future conflict.

Objective ~~V~~ 8.1.5 Explore additional fresh raw water supplies and coordinate with the SFWMD.

Policy ~~5.1~~ 8.1.5.1 The City will ~~utilize~~ maintain its existing agreement with Broward County to provide traditional water sources that will be required within the 10-year planning horizon.

Policy ~~5.2~~ 8.1.5.2 Investigate additional well location in the City's current wellfield. This will require ~~drilling of test wells, additional monitoring wells (completed 2007) and~~ modeling of proposed locations to determine if additional raw water is available in Dania Beach.

Policy ~~5.3~~ 8.1.5.3 Investigate Ranney well. The City shall continue to evaluate the ability of horizontal wells to skim water ~~off of~~ from the sands above the Biscayne aquifer, while creating minimal drawdown that will prevent saltwater intrusion and upcoming, and that will be shallow enough that the Biscayne aquifer/Everglades is not affected. While this solution may be tantamount to a surface treatment system ~~with regard to treatment~~, the extensive loss of water to tide would be only partially curtained as a result of the proposed horizontal well project. A protocol for development ~~for~~ of this type of supply will result from ongoing modeling and investigations funded in 2008-2011. Pursue by 2025 if found to be viable.

Policy ~~5.4~~ 8.1.5.4 Participate with the County ~~of~~ in efforts to recharge the County wellfield on a utilization basis. This may include additional wells, storm water recharge, or reuse recharge.

~~Policy 5.5 By 2020, develop preliminary model of Ranney collector w/horizontal well and by 2025 test well for production to~~

~~identify a water sources and infrastructure to meet water demands beyond 2030.~~

~~Policy 5.6~~ ~~Continue to participate in the Southeast Broward County Regional Groundwater Model scheduled for completion in 2012.~~

Policy ~~5.75~~ 8.1.5.5 Continue ~~to coordinate with~~ cooperative participation in the SFWMD's Lower East Coast Regional Water Supply Plan.

Policy ~~5.86~~ 8.1.5.6 The City shall update its ~~c~~Comprehensive ~~p~~Plan and work plan within 18 months of LEC Water Supply Plan updates as approved by SFWMD.

Policy ~~5.97~~ 8.1.5.7 Potable water facilities shall be designed, constructed, maintained, and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features ~~and not exacerbate~~ to prevent saltwater intrusion. ~~without~~ The design, construction, maintenance, and operation of such facilities shall not induce~~ing~~ ~~the~~ inland movement or upwelling of saline water into Underground Sources of Drinking Water (USDW) as defined in Chapter 62-528, FAC, and SFWMD Basis of Review for Water Use as referenced in Chapter 40E-2, FAC.

Policy ~~5.108~~ 8.1.5.8 The City of Dania Beach will protect existing wellfields, surface or subsurface storage facilities, control structures, water and wastewater treatment plants, and transmission infrastructure from increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts.~~, and~~ The City shall plan for infrastructure replacement and relocation as needed to maintain the current level of service to customers.

Policy ~~5.119~~ 8.1.5.9 The City of Dania Beach will collaborate with local, regional, state, and federal partner agencies ~~on~~ to minimize potential impacts of climate change on the region's water resources and support the development of local integrated models and continuous data collection, to help predict and track the impacts of sea level rise on groundwater levels, saltwater intrusion, and drainage infrastructure.

Policy ~~5.1210~~ 8.1.5.10 The City of Dania Beach will collaborate with local, regional, state, and federal partner agencies ~~study~~ to determine whether to build, modify, or relocate water, wastewater, and stormwater transmission infrastructure to allow for strategic retreat from areas at risk to sea level rise.

Objective ~~VI~~ 8.1.6: Ensure that the City cooperates with state, county, and regional jurisdictions to coordinate level of service standards for public facilities within City boundaries.

Policy ~~6.1~~ 8.1.6.1: The City will meet with local governments and communicate with applicable state agencies within the area of concern, to coordinate level of service standards for shared or adjoining facilities, and to mitigate differences in level of service standards for these public facilities.

Policy ~~6.2~~ 8.1.6.2: The City, in conjunction with other affected parties, shall evaluate the Capital Improvements Element when it is undergoing an annual review to determine if current funding is proportional to services rendered.

Policy ~~6.3~~ 8.1.6.3: Coordinate and cooperate with agencies and governments charged with planning responsibilities for infrastructure and services through a combination of formal and informal agreements.

Policy ~~6.4~~ 8.1.6.4: Maintain high standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions by requiring cost effectiveness and efficiency of service in the provision of services and facilities.

Policy ~~6.5~~ 8.1.6.5: Evaluate and strengthen existing mutual aid agreements for fire protection and civil defense/disaster preparedness, as necessary.

Policy ~~6.6~~ 8.1.6.6: Maintain the joint interpretation of overlapping jurisdictional authority and coordinate with the Broward County Sheriff's Office in the provision of various support services provided through this authority.

Objective ~~VII~~ 8.1.7: The City shall coordinate with other agencies, local governments, and the private sector to develop initiatives and goals to address climate change, flooding and sea level rise and protect critical and regionally significant assets.

Policy ~~7.1~~ 8.1.7.1: The City shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy ~~7.2~~ 8.1.7.2: The City shall continue collaborating with Broward County to advance the goals of the Southeast Florida Regional Climate Change Compact's Initiatives.

Policy ~~7.3~~ 8.1.7.3: The City shall coordinate with other local, state, and federal agencies to increase regional resiliency by participating in annual summits, assessing regional vulnerabilities, advancing mitigation and adaptation strategies, and developing policies and programs.

Policy ~~7.4~~ 8.1.7.4: The City shall consider coordinating with other agencies in the use of Adaptation Action Areas as provided in section 163.3177(6)(g)(10), Florida Statutes, or other similar designations, as ~~a~~ tools to identify areas vulnerable to coastal storm surge, flooding and sea level rise impacts, for the purpose of developing policies for adaptation and enhancing the funding potential of infrastructure adaptation projects.

Policy ~~7.5~~ 8.1.7.5: The City shall coordinate mitigation strategies with neighboring municipalities, local, and state agencies to increase energy efficiency, conservation, and the reduction of greenhouse gas emissions, including land use and transportation strategies such as encouraging compact residential development, providing incentives for maximizing internal trip capture for mixed use redevelopment, clustering residential densities along transit routes, improving access to transit, improving non-motorized movement, requiring interconnectivity among adjoining parcels, and providing incentives for green building methods.

Policy ~~7.6~~ 8.1.7.6: The City shall ensure that adaptation to climate change impacts, especially sea level rise and flooding, is an integral component of all planning processes and the development of public infrastructure.

Policy ~~7.7~~ 8.1.7.7: The City shall continue to create collaborative intergovernmental practices and mechanisms to advance strategies, programs, and other sustainable initiatives that mitigate greenhouse gas emissions to protect and adapt the built and natural environments to climate change.

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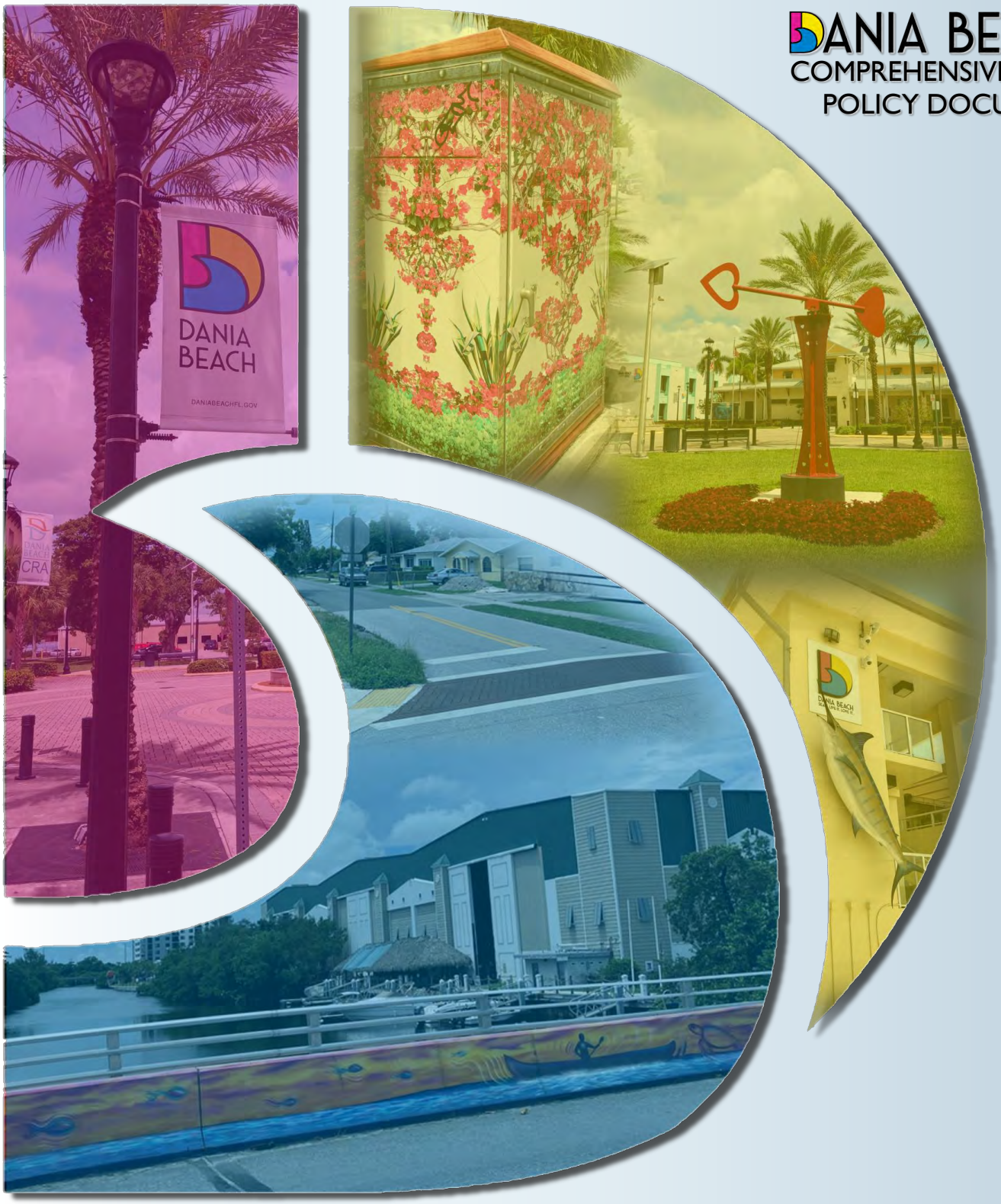


CAPITAL IMPROVEMENT ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

9. CAPITAL IMPROVEMENTS

GOALS, OBJECTIVES, AND POLICIES

Goal: ~~1.0~~ 9.1 **~~The goal of the Capital Improvements Element of the Dania Beach Comprehensive Plan is to ensure the timely and efficient provision of public facilities and to ensure that sound fiscal policies are adhered to in the provision of these facilities.~~ Undertake actions necessary to: (1) ~~keep present~~ maintain public facilities in good condition; (2) accommodate new sustainable development and redevelopment; (3) maximize the use of existing facilities and promote orderly sustainable municipal growth, and; (4) achieve adopted Level of Service Standards. Further, decisions to finance public facilities improvements shall be based upon the use of sound fiscal policy oriented to minimizing City debt service liabilities.**

Objective: ~~1.0~~ 9.1.1 **All land use decisions shall be coordinated with fiscal resources and will maintain adopted levels of service. Capital Improvements will be provided to: (1) correct existing deficiencies; (2) accommodate desired future growth; and/or (3) address consideration of ~~sea level rise impacts~~ flood risk and vulnerability.**

Policy: ~~1.1~~ 9.1.1.1 Requests for amendments to the Comprehensive Plan shall be based upon analysis of the infrastructure planned to support the affected area.

Policy: ~~1.2~~ 9.1.1.2 The City shall include all projects identified in the policies of the various elements of this Comprehensive Plan as capital improvements projects for inclusion within the 5-Year Schedule of Improvements.

Objective: ~~2.0~~ 9.1.2 ~~The~~ Capital improvements ~~element~~ projects will be utilized as a vehicle for the construction of capital facilities to address the existing deficiencies, to accommodate future growth and to replace obsolete facilities.

Policy ~~2.1~~ 9.1.2.1 Continue to evaluate local capital improvement projects. The criteria shall include as a priority those projects which must be implemented *to* maintain an adequate level of service for the elements of the

Comprehensive Plan. The criteria will also address the following:

1. Elimination of any public hazards
2. Elimination of an existing capacity deficiency
3. Impact on local budget
4. Financial feasibility

Policy ~~2.2~~ 9.1.2.2 The City shall manage its debt to limit instruments for funding in the following manner:

Revenue bonds shall be limited to 20% of total debt.

Policy ~~2.3~~ 9.1.2.3 A program for the replacement of capital beaks shall include the following:

Review by Department Heads
Review by City Manager and Finance Director
Approved by City Commission

Policy ~~2.4~~ 9.1.2.4 Public facility deficiencies will be addressed consistent with the schedule in II (A)(3).

Policy ~~2.5~~ 9.1.2.5 Fiscal policies utilized to direct expenditures for capital improvements shall be consistent with the policies of other elements within the Comprehensive Plan

Policy ~~2.6~~ 9.1.2.6 Local capital improvements projects shall be prioritized by locational needs based upon projected growth patterns; a combination of new development/redevelopment facility demand; and plans of state agencies and Water management districts.

Objective ~~III~~ 9.1.3 Future development shall bear its proportional share of the cost of facility improvements which are necessary to the development. All new developments shall conform to the level of service standards outlined in the Comprehensive Plan.

Policy ~~3.1~~ 9.1.3.1 Level of service standards outlined in this Comprehensive Plan shall be adhered to.

Policy ~~3.2~~ 9.1.3.2 Public facilities shall be available to support development concurrent with the impacts of said development. No development permits shall be issued for new development or new redevelopment unless adequate public facilities consistent with the level of

service standards outlined in the comprehensive Plan are in place.

Policy ~~3.3~~ 9.1.3.3 New developments will be assessed a pro rata share of the costs associated with new public facility needs to support the new growth.

Policy ~~3.4~~ 9.1.3.4 The following level of service standards should be adopted and used as the basis for determining the availability of facility capacity and the demand generated by a development.

Public Facility	Level of Service (LOS) Standards
Sanitary Sewer	Collection and treatment of 300 gallons per day per residence and 0.1 gpd per square foot for commercial uses
Solid Waste (1)	Collection and disposal of 8.9 pounds per day per dwelling unit for residential uses and 4 pounds per 100 square feet per day for commercial uses.
Potable Water	Residential: 150 gallons/capita/day
	100 gallons per day; a maximum day factor of 1.6, and a peak hour factor of 3.2. Fire flow has been established at 1,500 gallons per minute.
	Storage capacity: 5.04 MG
Stormwater Management	The adopted level of service for drainage is to meet State and South Florida Water Management standards for crown protection (5 years/1-day stage), peak stage (100 years / 3-day zero discharge peak stage) and floodplain compensation.~~retain the first inch of rainfall on-site; post-development runoff shall not exceed predevelopment runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.~~
Transportation	Two-way peak hour volumes LOS "D" standard
Recreation and Open Space	Neighborhood parks: 3 acres/1000

Objective ~~4~~ 9.1.4 Public expenditures in the coastal high hazard areas will be limited to maintenance and repair or adaptation of existing infrastructure.

Policy ~~4.1~~ 9.1.4.1 Expenditures for infrastructure shall be made only to maintain and repair existing infrastructure.

Policy ~~4.2~~ 9.1.4.2: Damaged infrastructure in Coastal High Hazard Areas shall be ~~replaced~~ abandoned or relocated to the extent that it can be maintained based on future flood risk conditions.

Policy ~~4.3~~ 9.1.4.3 Where implementation of a Comprehensive Plan policy would be contradictory to the mandates of any court-ordered settlement governing vested development rights, the provisions of the court- ordered settlement shall prevail.

Objective ~~5~~ 9.1.5 Public facility construction provided for in Plan Elements shall be monitored through the land development review process to ensure that the City is not required to construct improvements beyond its financial capacity.

Policy ~~5.1~~ 9.1.5.1 Revise land development regulations to ensure that objectives of the Comprehensive Plan are accomplished.

Policy ~~5.2~~ 9.1.5.2: No development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrent with the impacts from the development.

Policy ~~5.3~~ 9.1.5.3 The City shall ensure that the Capital Improvement Element and the entire Comprehensive Plan remains financially feasible, as defined by 163.3164(32), Florida Statutes (F.S.).

Policy ~~5.4~~ 9.1.5.4 Capital facilities to be funded by outside sources must be guaranteed by a development agreement, interlocal agreement or other enforceable agreement.

Policy ~~5.5~~ 9.1.5.5 The City shall implement the five-year Capital Improvement Schedule for potable water facilities adopted in Element, to the extent feasible and barring emergency projects that would require the funding.

Policy ~~5.6~~ 9.1.5.6 The City shall review the Capital Improvement Schedule and adopt a City Budget that prioritizes needed potable water improvements to meet the demands of future growth and approved developments.

Policy ~~5.7~~ 9.1.5.7 The City will evaluate the production, expansion capabilities, and life expectancy of the water treatment plant in each update to the Water Supply Plan.

Objective ~~6~~ 9.1.6 Explore additional fresh raw water supplies

Policy ~~6.1~~ 9.1.6.1 The City will utilize its existing agreement with Broward County to provide traditional water sources that will be required within the 10 year planning horizon

Policy ~~6.2~~ 9.1.6.2 Investigate additional well location in the City's current wellfield. This will require drilling of test wells, additional monitoring wells (completed 2007) and modeling of proposed locations to determine if additional raw water is available in Dania Beach.

Policy ~~6.3~~ 9.1.6.3 Investigate Ranney well. The City shall continue to evaluate the ability of horizontal wells to skim water off of the sands above the Biscayne aquifer, while creating minimal drawdown that will prevent saltwater intrusion and upcoming, and shallow enough that the Biscayne aquifer/Everglades is not affected. While this solution may be tantamount to a surface system with regard to treatment, the extensive loss of water to tide would be only partially curtained as a result of the proposed horizontal well project. A protocol for development for this type of supply will result from ongoing modeling and investigations funded in 2008-2011. Pursue by 2025 if found to be viable.

Policy ~~6.4~~ 9.1.6.4 Participate with the County of efforts to recharge the County wellfield on a utilization basis. This may include additional wells, storm water recharge or reuse recharge.

~~Policy 6.5 By 2020, develop preliminary model of Ranney collector w/horizontal well and by 2025 test well for production to identify a water sources and infrastructure to meet water demands beyond 2030.~~

~~Policy 6.6 Continue to participate in the Southeast Broward County Regional Groundwater Model scheduled for completion in 2012.~~

Policy ~~6.7~~ 9.1.6.7 Continue to coordinate with the SFWMD's Lower East Coast Regional Water Supply Plan.

Policy ~~6.8~~ 9.1.6.8 The City shall update its comprehensive plan and work plan within 18 months of LEC Water Supply Plan updates as approved by SFWMD.

Policy ~~6.9~~ 9.1.6.9 Potable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features and not exacerbate saltwater intrusion, without inducing the inland movement or upwelling of saline water into Underground Sources of Drinking Water (USDW) as defined in Chapter 62-528, FAC, and SFWMD Basis of Review for Water Use as referenced in Chapter 40E-2, FAC

Policy ~~6.10~~ 9.1.6.10 The City of Dania Beach will protect existing wellfields, surface or subsurface storage facilities, control structures, water and wastewater treatment plants and transmission infrastructure from increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts, and plan for infrastructure replacement and relocation as needed to maintain the current level of service to customers

Policy ~~6.11~~ 9.1.6.11 The City of Dania Beach will collaborate with local, regional, state and federal partner agencies on potential impacts of climate change on the region's water resources and support the development of local integrated models and continuous data collection, to help predict and track the impacts of sea level rise on groundwater levels, saltwater intrusion, and drainage infrastructure.

Policy ~~6.12~~ 9.1.6.12 The City of Dania Beach will collaborate with local, regional, state and federal partner agencies study whether to build, modify or relocate water, wastewater and stormwater transmission infrastructure to allow for strategic retreat from areas at risk to sea level rise.

Objective ~~7~~ 9.1.7 The City shall maintain a capital program that can be adequately accommodated by projected revenues or other financial resources.

Policy ~~7.1~~ 9.1.7.1 Capital Improvements shall be financed and debt shall be managed, as follows:

- Public facilities financed by enterprise funds (i.e. utilities- potable water, sanitary sewer, storm water, solid waste,) shall be financed by:

- Debt to be repaid by user fees and charges for enterprise service; or

- Current assets (i.e. reserves, surpluses, and current revenue, including transfers); or,

- A combination of debt and current assets.

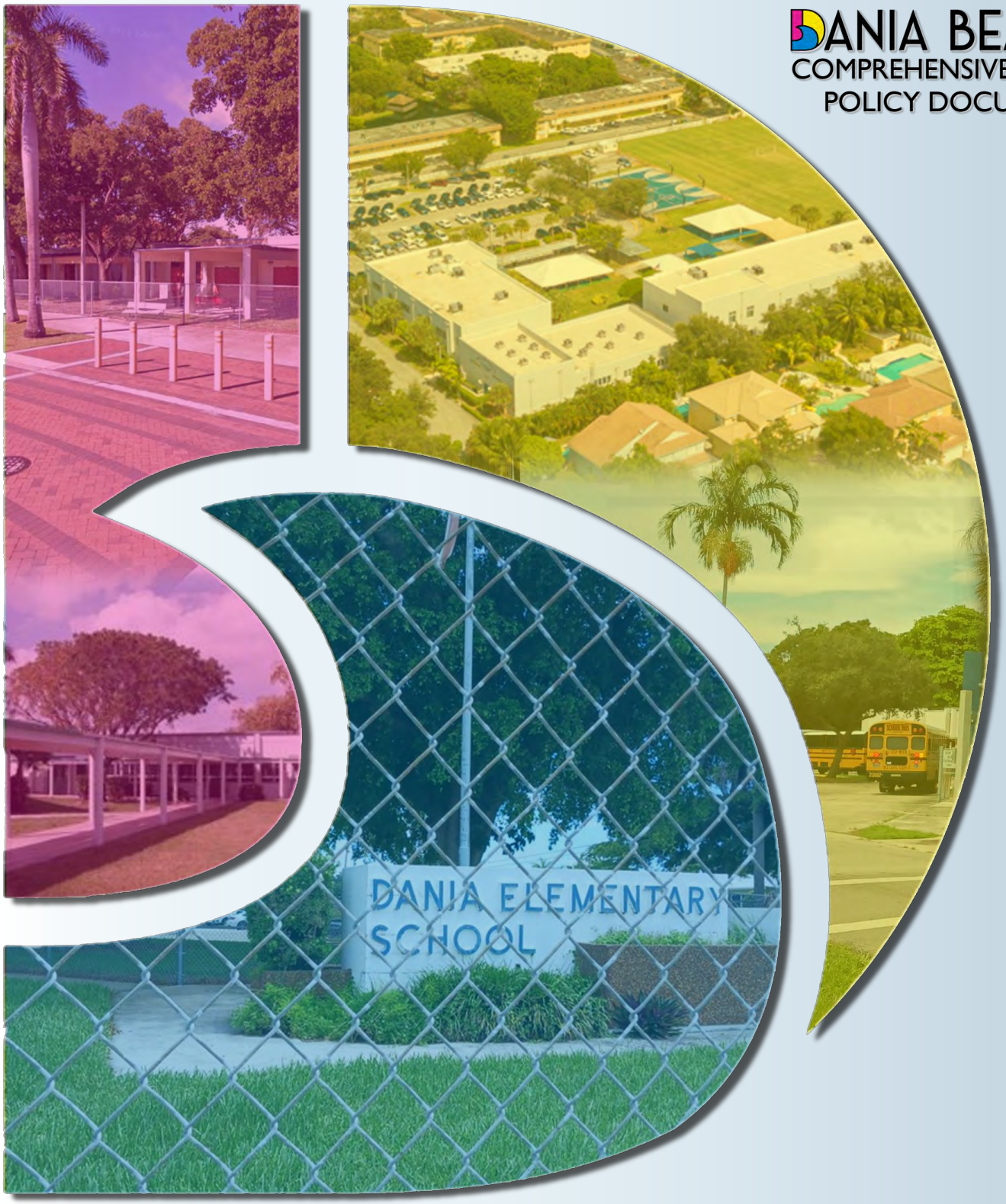
- Public facilities which are financed by non-enterprise funds shall be financed from current assets: revenue, equity and/or debt. Financing of specific capital projects shall depend on which asset, or group of assets, will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project(s) to be financed, and make the most efficient use of the City's debt capacity.

TABLE I. CAPITAL IMPROVEMENT SCHEDULE

2024-2028

Department	Project Number	Request Title	Project Total	To Date	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Beach		Beach Parking Paving	$800,000.00		$800,000.00					$800,000.00
Total Beach			**$800,000.00**	**$0.00**	**$800,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$800,000.00**
Community Development		Electronic Permitting, Plan Review and Inspections Software System	$496,000.00		$496,000.00					$496,000.00
		Building Department Renovations	$653,240.00	$353,240.00	$300,000.00					$653,240.00
Total Community Development			**$1,149,240.00**	**$353,240.00**	**$796,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,149,240.00**
Construction-Maint.		Restoration of Historic Nyberg Swanson House and Women's Club	$2,800,000.00		$1,500,000.00	$1,300,000.00				$2,800,000.00
		Women's Club Historic Renovation	$972,000.00		$972,000.00					$972,000.00
		Climate Controlled Storage Container	$200,000.00		$200,000.00					$200,000.00
		Pier and Buildings Repairs	$625,000.00		$625,000.00					$625,000.00
		Beachside Restroom Improvement Project	$150,000.00		$150,000.00					$150,000.00
		Fire Rescue Emergency Operations & Administration Facility	$6,300,000.00			$6,300,000.00				$6,300,000.00
		Dune Walkover	$150,000.00		$150,000.00					$150,000.00
Total Construction-Maint.			**$11,197,000.00**	**$0.00**	**$3,597,000.00**	**$7,600,000.00**	**$0.00**	**$0.00**	**$0.00**	**$11,197,000.00**
Fleet Management		Stormwater Vehicles and Heavy Equipment	$110,000.00		$110,000.00					$110,000.00
		Sewer Vehicles and Heavy Equipment	$225,000.00		$225,000.00					$225,000.00
		Water Fund Vehicles and Heavy Equpment	$65,000.00		$65,000.00					$65,000.00
		New and Replacement Vehicles and Equipment	$966,000.00		$966,000.00					$966,000.00
Total Fleet Management			**$1,366,000.00**	**$0.00**	**$1,366,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,366,000.00**
Parks and Recreation		Boisy Waiters Park Master Planning	$100,000.00	$0.00	$100,000.00					$100,000.00
		Chester Byrd FRDAP Grant Funding Match	$750,000.00		$750,000.00					$750,000.00
		PJ Meli Aquatic Center Master Plan Design	$1,000,000.00	$0.00	$1,000,000.00					$1,000,000.00
		Olsen Middle School Design Concept	$3,500,000.00	$0.00	$500,000.00	$3,000,000.00				$3,500,000.00
Total Parks and Recreation			**$5,350,000.00**	**$0.00**	**$2,350,000.00**	**$3,000,000.00**	**$0.00**	**$0.00**	**$0.00**	**$5,350,000.00**
Pier Operation		Pier Elevator Replacement Project	$135,000.00		$135,000.00					$135,000.00
Total Pier Operation			**$135,000.00**	**$0.00**	**$135,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$135,000.00**
Public Services		Bus Stop Improvements	$30,000.00		$30,000.00					$30,000.00
		Griffin Marine Park Boat Ramp and Dock Replacement	$500,000.00			$500,000.00				$500,000.00
		Oasis Neighborhood Improvement Program	$1,080,000.00		$270,000.00	$270,000.00	$270,000.00	$270,000.00		$1,080,000.00
Total Public Services			**$1,610,000.00**	**$0.00**	**$300,000.00**	**$770,000.00**	**$270,000.00**	**$270,000.00**	**$0.00**	**$1,610,000.00**
Department	**Project Number**	**Request Title**	**Project Total**	**To Date**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**Total**
Recreation		Mullikin Park Grant Funding Additional Funding	$200,000.00	$0.00	$200,000.00					$200,000.00
Total Recreation			**$200,000.00**	**$0.00**	**$200,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$200,000.00**
Sewer Utility		Sanitary Sewer Collection System Improvements	$1,525,000.00		$305,000.00	$305,000.00	$305,000.00	$305,000.00	$305,000.00	$1,525,000.00
		Lift Stations 4,11, and 12 Reconstruction	$5,000,000.00		$5,000,000.00					$5,000,000.00
		Redundant Force Main Connection to Hollywood	$1,300,000.00	$0.00	$100,000.00		$1,200,000.00			$1,300,000.00
Total Sewer Utility			**$7,825,000.00**	**$0.00**	**$5,405,000.00**	**$305,000.00**	**$1,505,000.00**	**$305,000.00**	**$305,000.00**	**$7,825,000.00**
Stormwater Mgmt		SE Drainage Project Phase II	$8,000,000.00			$8,000,000.00				$8,000,000.00
		Tidal Valves - Stormwater System	$250,000.00		$250,000.00					$250,000.00
		NW 2nd Avenue Drainage Pipe Replacement	$2,000,000.00		$2,000,000.00					$2,000,000.00
Total Stormwater Mgmt			**$10,250,000.00**	**$0.00**	**$2,250,000.00**	**$8,000,000.00**	**$0.00**	**$0.00**	**$0.00**	**$10,250,000.00**
Streets Maintenance		Roadway & Alleyway Repaving Program	$2,750,000.00		$550,000.00	$550,000.00	$550,000.00	$550,000.00	$550,000.00	$2,750,000.00
		Corridor Master Plan	$2,623,000.00		$772,000.00	$634,000.00	$467,000.00	$750,000.00		$2,623,000.00
		Digital Speed Limit Signs	$60,000.00		$60,000.00					$60,000.00
		Median Electrification Improvements	$500,000.00		$500,000.00					$500,000.00
		Citywide Street Lighting Improvement Program	$1,600,000.00		$1,600,000.00					$1,600,000.00
		Sidewalk Assessment Tier 2 Repairs	$2,000,000.00		$500,000.00	$500,000.00	$500,000.00	$500,000.00		$2,000,000.00
		NW 1 Street FDOT LAP Project	$2,806,761.00		$405,000.00		$2,401,761.00			$2,806,761.00
Total Streets Maintenance			**$12,339,761.00**	**$0.00**	**$4,387,000.00**	**$1,684,000.00**	**$3,918,761.00**	**$1,800,000.00**	**$550,000.00**	**$12,339,761.00**
Water Plant		Replacement Pumps for the Lime Water Treatment Plant	$350,000.00		$350,000.00					$350,000.00
		Water Plant Chemical Feed Area Repair	$150,000.00		$150,000.00					$150,000.00
		Nano-Membrane Chemical Area Upgrade	$500,000.00		$500,000.00					$500,000.00
		Water Plant HVAC Equipment Replacement	$12,000.00		$12,000.00					$12,000.00
Total Water Plant			**$1,012,000.00**	**$0.00**	**$1,012,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,012,000.00**
Water Utility		Water Distribution Improvements	$850,000.00		$170,000.00	$170,000.00	$170,000.00	$170,000.00	$170,000.00	$850,000.00
		Membrane Replacement	$600,000.00			$600,000.00				$600,000.00
		NW/SW 1 Avenue Water Line Improvement Project	$300,000.00		$300,000.00					$300,000.00
Total Water Utility			**$1,750,000.00**	**$0.00**	**$470,000.00**	**$770,000.00**	**$170,000.00**	**$170,000.00**	**$170,000.00**	**$1,750,000.00**
Total Departments			**$54,984,001.00**	**$353,240.00**	**$23,069,000.00**	**$22,129,000.00**	**$5,863,761.00**	**$2,545,000.00**	**$1,025,000.00**	**$54,984,001.00**

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



PUBLIC SCHOOL FACILITIES ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

10. PUBLIC SCHOOL FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

~~The city of Dania Beach (City) and the Broward County Board of County Commissioners (Broward County) in collaboration with the School Board of Broward County (School Board) and Broward County municipalities (municipalities) shall ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of the City, Broward County and the municipalities for development permitting and comprehensive planning.~~

Goal ~~1.0~~ 10.1: **~~The goal is also to m~~Maximize collaboration and coordination between the City, Broward County, the School Board and the municipalities, to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to Chapter 163.3177 F.S., the City, Broward County and all non-exempt municipalities within the County, shall coordinate and cooperate to ensure the adopted public school facilities elements are consistent with each other.**

Objective ~~1~~ 10.1.1 **The School Board, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), shall prepare and annually update and adopt the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSAs). The DEFP shall also contain an LOS plan which reflects the data required to demonstrate the achievement and maintenance of the adopted LOS. The School Board to ensure that school facilities are planned to meet the long-term planning period of the Public School Facility**

Element (PSFE) of the Broward County Comprehensive Plan.

Policy ~~1.1~~ 10.1.1.1 The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the City's, Broward County Comprehensive Plan Capital Improvements Element (CIE) and the capital improvement elements of the municipalities. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the County or municipality attempt to modify the adopted DEFP.

Policy ~~1.2~~ 10.1.1.2 The DEFP shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five- year planning period. These projections are included in the supporting documents of the PSFE.

Policy ~~1.3~~ 10.1.1.3 The DEFP's five-year financially feasible schedule shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and to replace ~~worn~~ dilapidated facilities.

Policy ~~1.4~~ 10.1.1.4 The DEFP shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the DEFP continues to be financially feasible for the five- year planning period.

Policy ~~1.5~~ 10.1.1.5 Annually adopted updates to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the City's, Broward County Comprehensive Plan and comprehensive plans of the municipalities. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.

Objective ~~II~~ 10.1.2 Broward County shall adopt a county-wide public school facilities concurrency management system for implementation of

public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

Policy ~~2.1~~ 10.1.2.1 The City, Broward County and the municipalities, in collaboration with the School Board shall implement concurrency management systems consistent with the policies included in the Broward County and municipal public school facility elements, procedures and requirements included within the ILA, School Board Policy and Broward County and municipal land development regulations (LDRs).

Policy ~~2.2~~ 10.1.2.2 The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of the PSFE.

~~Policy 2.3 The Level of Service standard shall be 100% of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.~~

Policy 10.1.2.3 Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning ("TRILA"), the uniform district-wide LOS is established for the following School Types for the purpose of establishing a uniform district-wide LOS for public schools of the same type:

A. School Type A is a bounded elementary, middle, or high school that has the equivalent of at least 10% of its permanent Florida Inventory of School Houses (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100% gross capacity.

B. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10% of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110% permanent FISH capacity.

Policy ~~2.4~~ 10.1.2.4 If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists

in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the ILA and County and municipal LDRs.

Policy ~~2.5~~ 10.1.2.5 If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval, (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA, School Board Policy and County and municipal LDRs.

Policy ~~2.6~~ 10.1.2.5 The City, Broward County and the municipalities shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA, School Board Policy and County and municipal LDRs.

Policy ~~2.7~~ 10.1.2.6 The CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the capacity, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high). ~~and provide an equitable distribution of student enrollment district-wide.~~

Policy ~~2.8~~ 10.1.2.8 The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the Broward County Land Development Code. The student generation rates shall be reviewed and updated at least every 3 years.

Policy ~~2.9~~ 10.1.2.9 The public school concurrency approval for residential plats shall expire with the underlying approval. Therefore, a public school concurrency determination shall expire if development within the plat does not commence within 5 years following the date of Broward County ~~Commission~~ approval, unless extended.

Objective ~~III~~ 10.1.3 **The School Board, pursuant to Chapter 163.3180 F.S. and the ILA, shall adopt proportionate share mitigation alternatives which provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.**

Policy ~~3.1~~ 10.1.3.1 A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school category (elementary, middle, or high school) ~~type~~ plus a land impact cost share, if any. Pursuant to Section 163.3180 ~~(13) (e) (2)~~(6)(h)(2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for dollar basis, at fair market value.

Policy ~~3.2~~ 10.1.3.2 Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements in the ILA and School Board Policy:

1. Purchase or dedication of needed elementary, middle, or high school sites.

2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP.

3. Construction of previously unplanned schools,

classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board.

4. Construction of the needed capacity at one or more charter schools

5. Other mitigation options approved by the School Board on a case by case basis contingent upon a School Board finding that the option mitigates the impact of the proposed development.

Policy ~~3.3~~ 10.1.3.3 Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the County and the City (as applicable), which shall be executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

Objective ~~IV~~ 10.1.4 The City, Broward County, the School Board, and the municipalities will maximize collaboration and coordination to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to Section 163.3180(6)(a), and Section 163.31777, F.S., Broward County and all non-exempt municipalities within the County shall coordinate and cooperate to ensure that the adopted public school facilities elements and/or provisions included in comprehensive plans regarding public school concurrency are consistent with each other. ~~shall establish coordination mechanisms to ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. Such coordination shall also ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.~~

Policy ~~4.1~~ 10.1.4.1 The City, Broward County, the School Board, and the municipalities will coordinate through the procedures established in the ILA and the Broward County and municipal land use planning process to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and municipal comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

Policy ~~4.2~~ 10.1.4.2 The City, Broward County, the School Board and the municipalities shall coordinate to prepare projections of futuredevelopmentandpubicschoolenrolment growth and to ensure such projections are consistent with the Broward County and the City's future land use maps and the School Board's Long Range Public School Facilities Map consistent with the procedures and requirements identified in the ILA.

~~Policy 4.3 Consistent with Section 163.3177 (12) (g), F.S., the Broward County PSFE shall include future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames. flaps 11 through 22 depict the short and long term existing and anticipated public school facilities and ancillary plants.~~

Policy ~~4.4~~ 10.1.4.3 Consistent with provisions and procedures in the ILA, the School Board will advise Broward County and the municipalities of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long-Range School Facilities Plan.

Policy ~~4.5~~ 10.1.4.5 The School Board shall monitor and participate in the Broward County and/or the City's plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.

Policy ~~4.6~~ 10.1.4.5 The City, Broward County, the School Board and the municipalities shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual

reviews of public-school facilities elements and ensure that the elements are consistent with each other.

Policy ~~4.7~~ 10.1.4.6 The School Board shall annually update and adopt the DEFP and transmit it, including any supplemental amendments, to Broward County and the municipalities, which then shall amend their CIEs to incorporate the updated DEFP consistent with the provisions and procedures of the ILA.

Policy ~~4.8~~ 10.1.4.7 The City, Broward County, the School Board and the municipalities shall share and coordinate information through the plat, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.

Policy ~~4.9~~ 10.1.4.8 Broward County shall coordinate with the School Board and the municipalities through the school siting process identified in the ILA and Broward County and municipal platting and site plan approval processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

Objective ~~V~~ 10.1.5 The City, Broward County, the School Board and the municipalities, pursuant to the ILA, shall coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers and promote schools to be focal points within the community.

Policy ~~5.1~~ 10.1.5.1 In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with the City, Broward County and the municipalities on the availability of public facilities, services and grounds (especially for the

purposes of collocating parks, libraries, ball fields, community centers, public safety facilities, parking facilities, drainage facilities and other appropriate facilities).

Policy ~~5.2~~ 10.1.5.2 The City, Broward County, the School Board and the municipalities shall pursue shared-use and collocation of school sites with County and municipal facilities having similar facility needs, such as libraries, parks, ball fields, other recreation facilities. Per the ILA, the City will look for opportunities to collocate and share use of City facilities when preparing updates to the Schedule of Capital Improvements within the Comprehensive Plan and planning and designing new or renovated facilities.

Policy ~~5.3~~ 10.1.5.3 Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board shall encourage school facilities to serve as community focal points.

Policy ~~5.4~~ 10.1.5.4 The City ~~Broward County~~ will coordinate with Broward County and the School Board ~~and the municipalities~~ on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F. S.~~,~~ The City ~~Broward County~~ will also collaborate and coordinate with the School Board and the County ~~municipalities~~ on emergency preparedness issues through the County's Emergency Operating Center.

GOAL ~~2.0:~~ 10.2 Advocate for the educational needs of the citizens of Dania Beach by fostering and further developing relationships between the City, Non-Profit partners, Colleges and Universities, Government Entities and the School District of Broward County (the District)

OBJECTIVE 10.2.1 The City understands the important role that education has in building a strong community. Investment in education provides social, economic and cultural value to the City as a whole. To that end, the City shall advocate for and invest in resources for our schools and educational systems; as well as extracurricular educational opportunities.

Policy 10.2.1.1 The City of Dania Beach shall utilize effective coordination mechanisms to prioritize the need to improve the City's educational access and facilities; and to advocate on behalf of the City with all local, State and

National organizations.

Policy 10.2.1.2 The City of Dania Beach will continue to strengthen its relationships with the District by providing a platform for open dialogue for its citizens to discuss the needs of its local schools through adopted coordination mechanisms. Such information will be transmitted to the District via the City Commission when warranted.

Policy 10.2.1.3 Dania Beach shall lobby for its fair share of dollars and programming from Broward County School District to support a wide variety of choice programs for its students.

Policy 10.2.1.4 Dania Beach shall create and foster a network of non-profit partners to provide access to programming for its citizens.

Policy 10.2.1.5 The City will encourage the Parks and Recreation Department to provide programming for the 0-5 year population that includes literacy initiatives.

Policy 10.2.1.6 The City shall encourage the development of continued learning opportunities, to support residents of all ages by coordinating with Broward County Public School Libraries, Broward County Public Scools and local institutions when applicable.

OBJECTIVE 10.2.2 The City understands that there are a great number of schools throughout the State and limited funds available for all their needs. As such, the City shall advocate for its schools and students on a local and statewide level through all its resources for improved funding, facilities and education-friendly legislation.

Policy 10.2.2.1 The City shall provide an opportunity at City Commission meetings for an update on the pressing needs of Dania Beach Schools. This will raise awareness with the local leaders in the community and provide visibility to our local representatives.

Policy 10.2.2.2 Prior to the beginning of every legislative session, the City shall identify education-friendly bills or initiatives and contact our local State Representatives and Senators to voice our support on behalf of the City's leaders. In addition, the City Commission shall be

provided with a report on this pending legislation for their further support.

Policy 10.2.2.3 The City of Dania Beach shall encourage developers to create and maintain housing diversity in new development proposals, to promote opportunities that will achieve cultural diversity in school age populations.

Policy 10.2.2.4 The City will help to identify and partner on grants which would provide financial support to the Dania Beach education initiatives identified elsewhere in this plan.

OBJECTIVE 10.2.3 The City shall support its collaborative partners in education.

Policy 10.2.3.1 The City will enhance the educational partnerships with its non-profit partners through innovative funding sources such as grants, pilot or trial programs that might be implemented through government entities, non-profit organizations or educational foundations.

Policy 10.2.3.2 The City, through its coordination mechanisms and staff, shall continue to explore partnerships and funding opportunities to improve educational opportunities.

Policy 10.2.3.3 Dania Beach shall investigate options available to improve local education opportunities, including but not limited to, implementation of a Charter School program and choice programs.

Policy 10.2.3.4 Dania Beach shall encourage working relationships between the individual educational facilities and non-profits to research and investigate obtaining grants for programs tailored to the individual facilities that could be environmentally, scientifically, culturally, or artistically based.

Policy 10.2.3.5 The City shall monitor education legislation to remain aware of any opportunities which may be created to enhance education opportunities within the community.

OBJECTIVE 10.2.4 The City shall work to promote an approach to education that is coordinated with ancillary facilities such as: parks, libraries, recreational facilities, and Non-profit agencies

Policy 10.2.4.1 The City shall participate on School Advisory Committees for each Dania Beach school to gather and

share information about local needs.

Policy 10.2.4.2 The City shall encourage the location and development of facilities such as university campuses, testing centers, private educational facilities, satellite educational programs, magnet facilities, charter schools, teaching universities, and technical centers that will enhance the educational opportunities in Dania Beach for children and adults alike. These public and private facilities shall be located in areas that meet the location criteria and site development conditions adopted in the Land Development Regulations.

Policy 10.2.4.3 Dania Beach shall develop recreation programming which supports the goal of providing all its citizens with lifelong learning opportunities through enhanced cultural enrichment programs.

GOAL 10.3 Enhance the quality and accessibility of existing local public school facilities to foster a conducive learning environment for students, promote community engagement, and support overall educational excellence through the City's existing public school facilities.

OBJECTIVE 10.3.1 The City shall encourage the maintenance and improvement of existing public school facilities.

Policy 10.3.1.1 The City shall upgrade and maintain school buildings, classrooms, and amenities to ensure a safe, comfortable, and technologically advanced environment for students and educators.

Policy 10.3.1.2 The City shall encourage the establishment of partnerships between schools and local communities to encourage involvement in school activities, events, and decision-making processes, creating a sense of shared responsibility for educational outcomes.

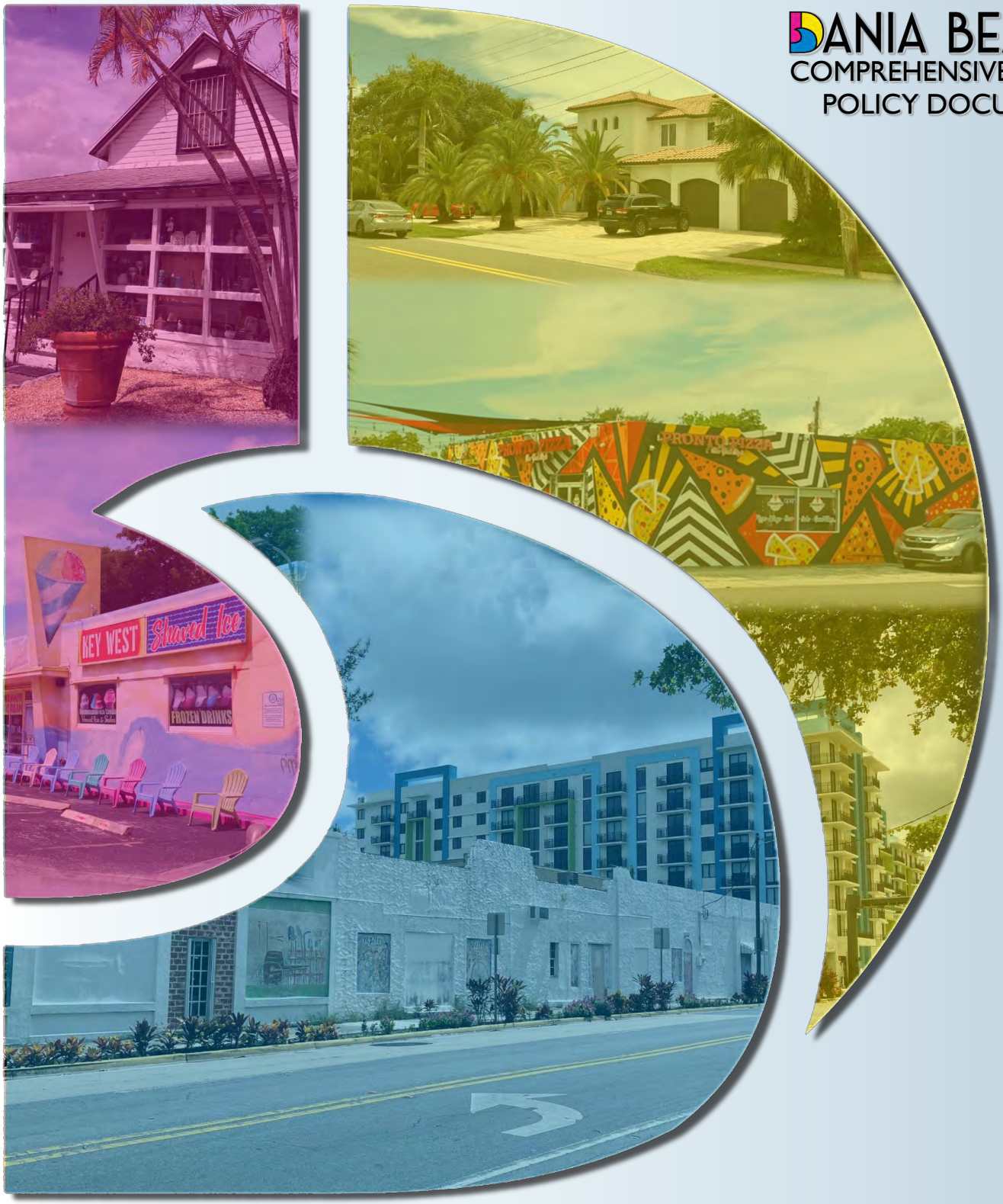
Policy 10.3.1.4 The City shall encourage the integration of modern educational technology tools and resources to enhance the learning experience, ensuring students are well-prepared for a technology-driven future.

Policy 10.3.1.5 The City shall increase accessibility by implementing measures such as ramps, elevators, and other facilities to accommodate students with disabilities, fostering an

inclusive educational atmosphere.

Policy 10.3.1.6 The City shall enforce a routine maintenance schedule for all school facilities to address wear and tear promptly, ensuring a safe and conducive learning environment.

DANIA BEACH
COMPREHENSIVE PLAN
POLICY DOCUMENT



PROPERTY RIGHTS ELEMENT

CITY OF DANIA BEACH COMPREHENSIVE PLAN

11. PROPERTY RIGHTS ELEMENT

GOALS, OBJECTIVES, AND POLICIES

~~PURPOSE~~ ~~The purpose of the Property Rights Element is to respect judicially acknowledged and constitutionally protected private property rights. The local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. This Element has been prepared to satisfy requirements as set forth in Chapter 163.3161(10) and 187.101(3), F.S.~~

GOAL 11.1 **~~To~~ Meet the requirements of Chapter 163.3167, as amended, to require a property rights element.**

Objective 11.1.1 **~~To~~ Ensure that judicially acknowledged and constitutionally protected private property rights continue to be respected and considered in local decision-making.**

Policy ~~1.1~~ 11.1.1.1 The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

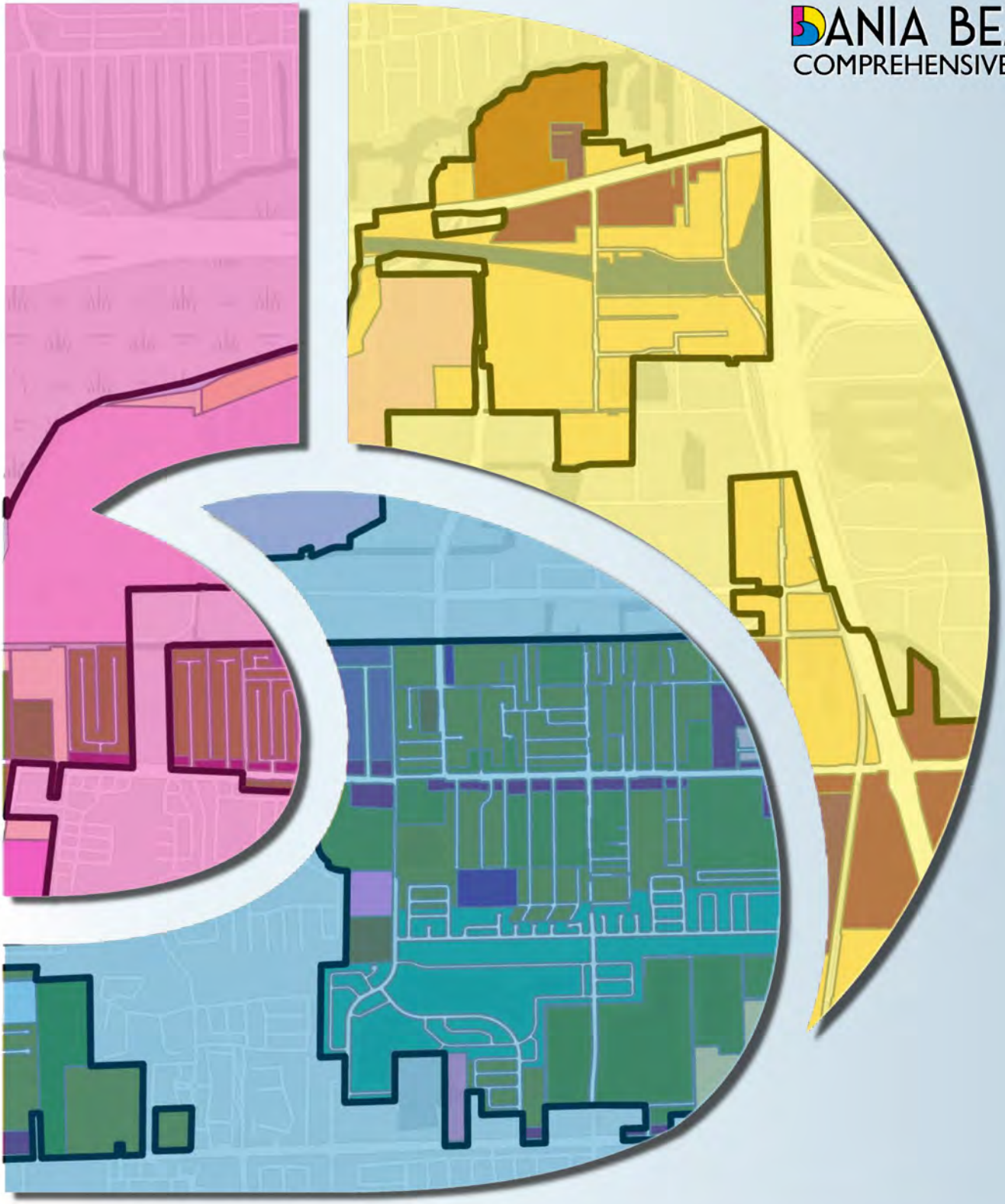
Policy ~~1.2~~ 11.1.1.2 The City will continue to respect the judicially acknowledged and constitutionally protected right of a property owner to use. maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy ~~1.3~~ 11.1.1.3 The City will continue to respect the judicially acknowledged and constitutionally protected right of the property owner to privacy and to exclude others from their property to protect the owner's possessions and property.

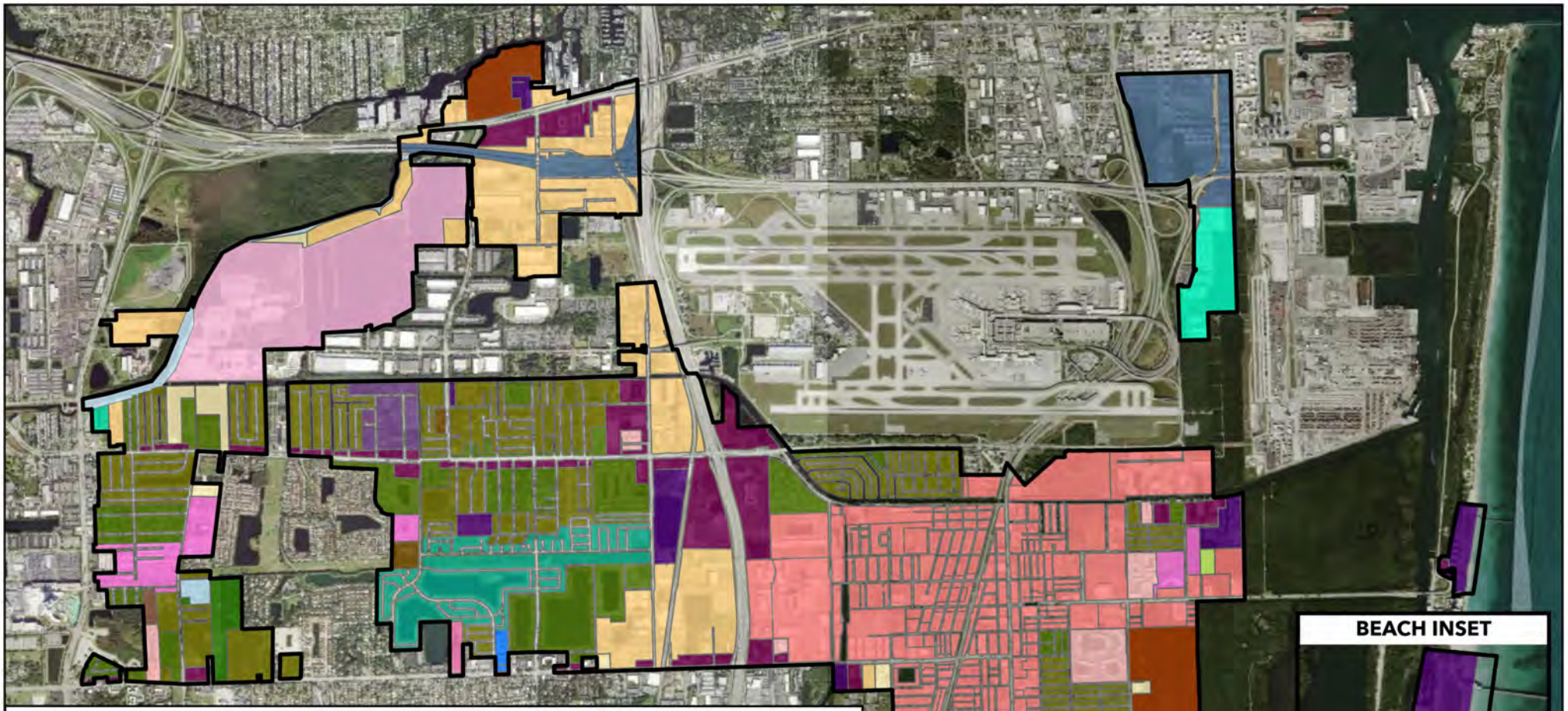
Policy ~~1.4~~ 11.1.1.4 The City will continue to respect the judicially acknowledged and constitutionally protected right of a

property owner to dispose of their property through sale or lift.

DANIA BEACH
COMPREHENSIVE PLAN



MAP SERIES



2045 Future Land Use Map

City of Dania Beach Boundary

Future Land Use Designation

- Commercial
- Commercial Recreation
- Community Facilities
- Conservation
- Electrical Generation Facilities
- Employment Center
- Estate Residential
- Industrial
- Irregular Res Density (10)
- Irregular Res Density (12-13.*
- Irregular Res Density (15)
- Irregular Res Density (17)
- Irregular Res Density (21)
- Irregular Res Density (23)
- Irregular Res Density (49)
- Irregular Res Density (50)
- Irregular Res Density (6.0)
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- Parks & Recreation
- Regional Activity Center
- Transportation
- Utilities
- Water

0 0.25 0.5 1 1.5 2 Miles

N

Earthstar Geographics, State of Florida, Earthstar Geographics, Broward County Open GIS Portal, City of Dania Beach GIS

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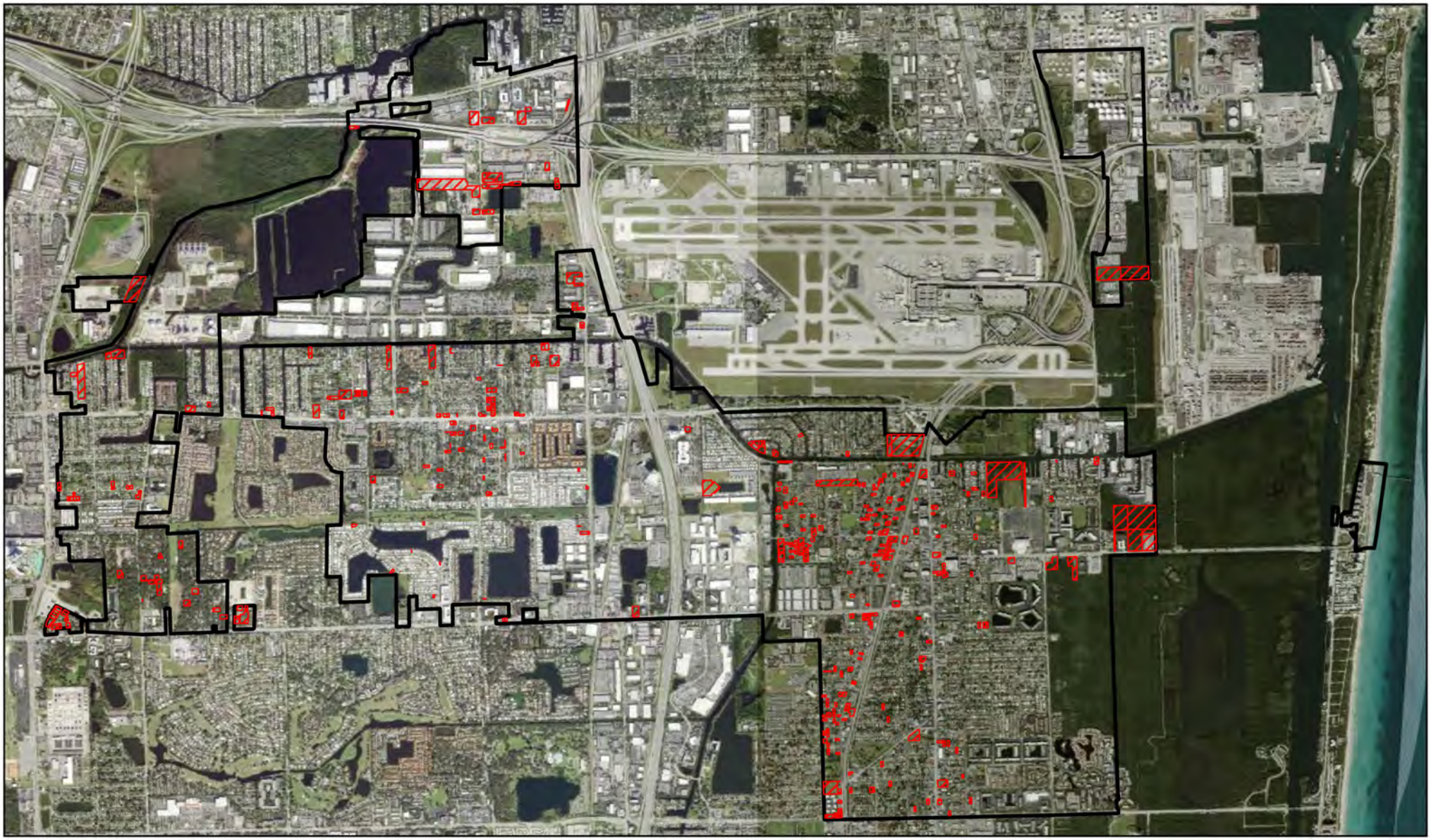
cma
chen moore and associates

Date: 10/12/23



Vacant Land Map

City of Dania Beach Boundary

Vacant Parcels

Note: This map includes all current vacant parcels (parcels without development applications; parcels with development applications - approved and under review)

N

0 0.24 0.48 0.96 1.44 1.92 Miles

State of Florida, Earthstar Geographics, Broward County Open GIS Portal

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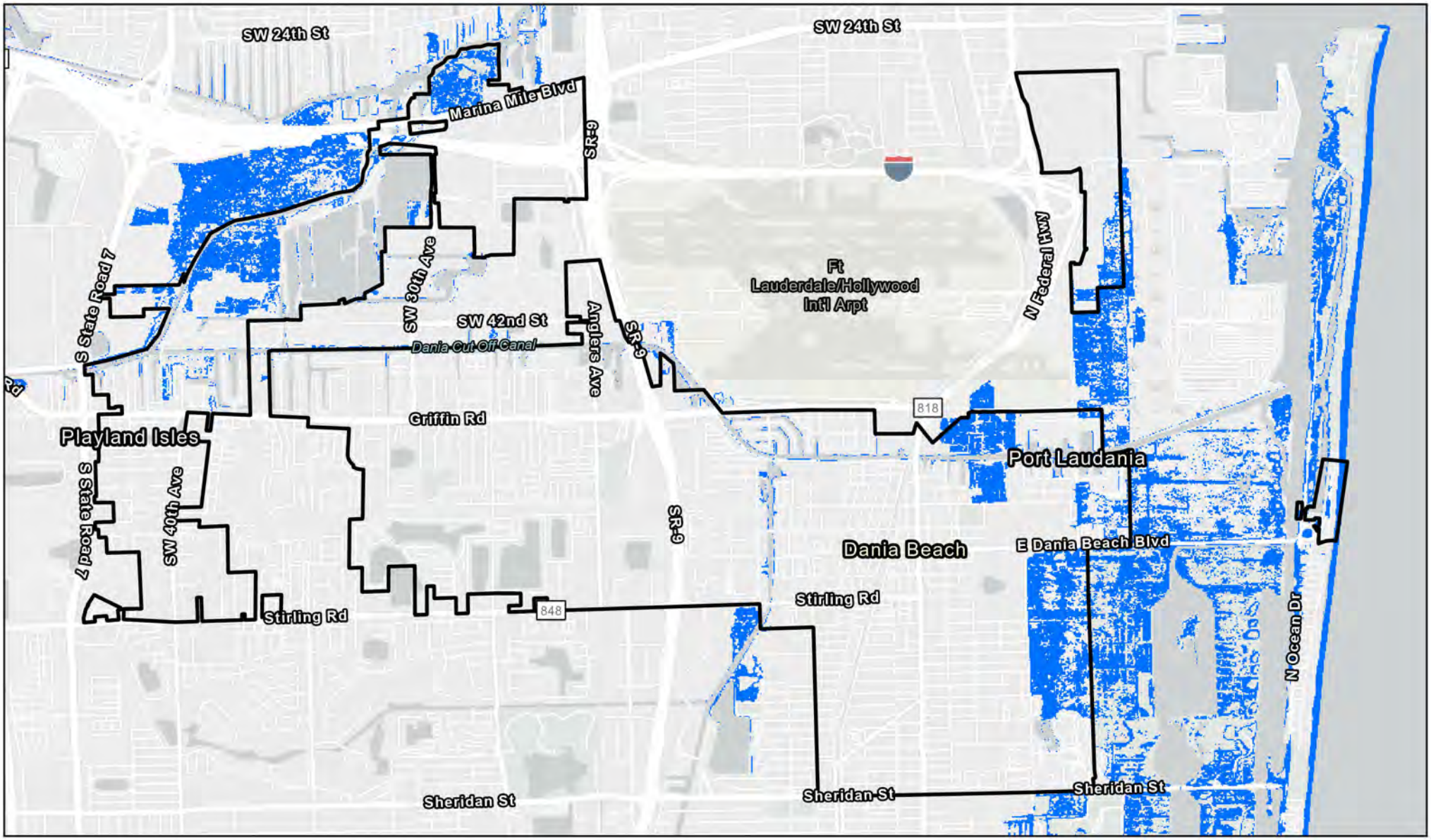

Category 1 Storm Surge

Based on the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Model

- City of Dania Beach Boundary
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 0.25 0.5 1 1.5 2 Miles

Sources: FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Broward County Open GIS Portal, NOAA Storm Surge Risk Maps

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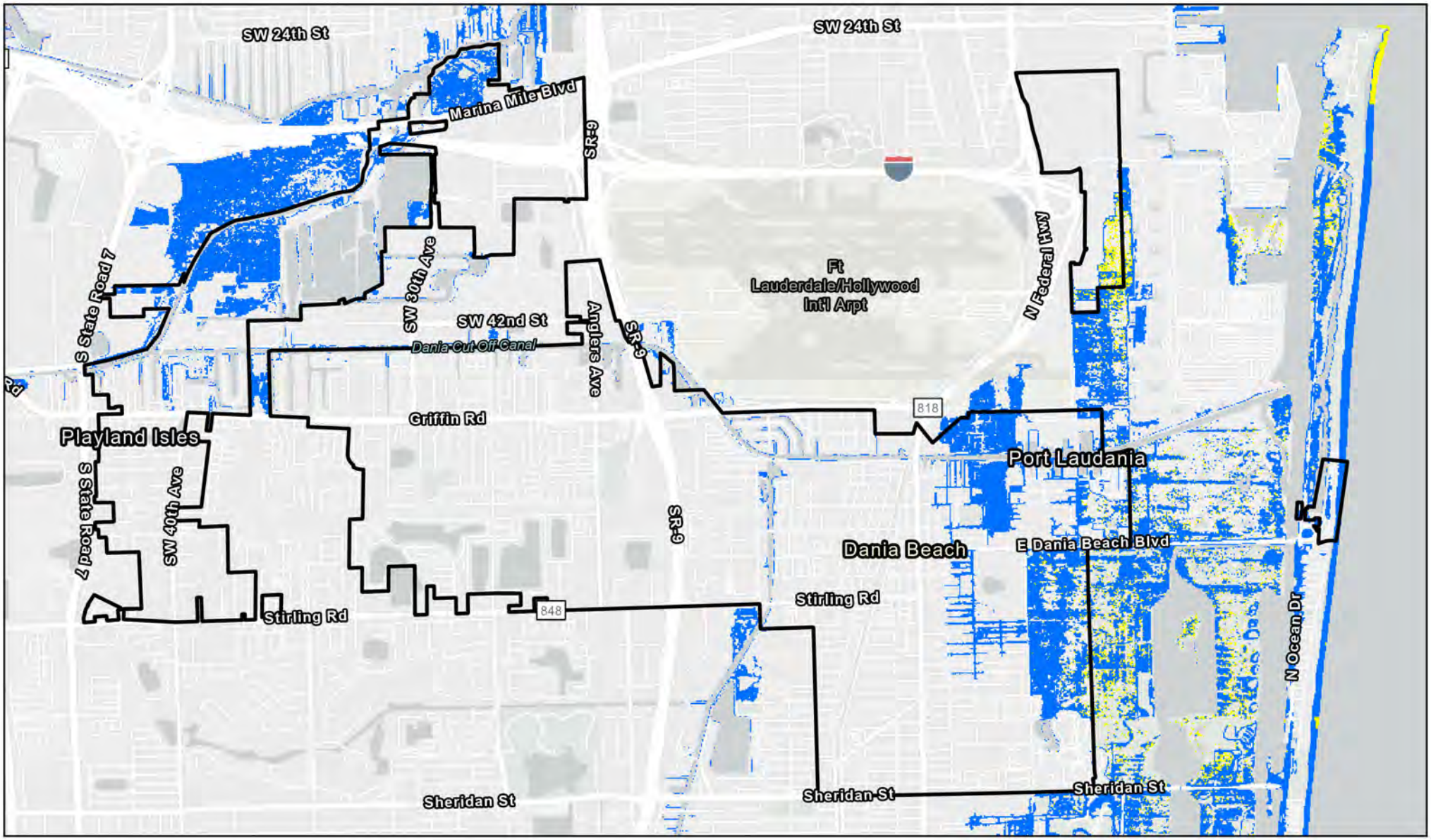

Category 2 Storm Surge Map

Based on the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Model

- City of Dania Beach Boundary
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

N

0 0.25 0.5 1 1.5 2 Miles

Sources: FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal, NOAA Storm Surge Risk Maps

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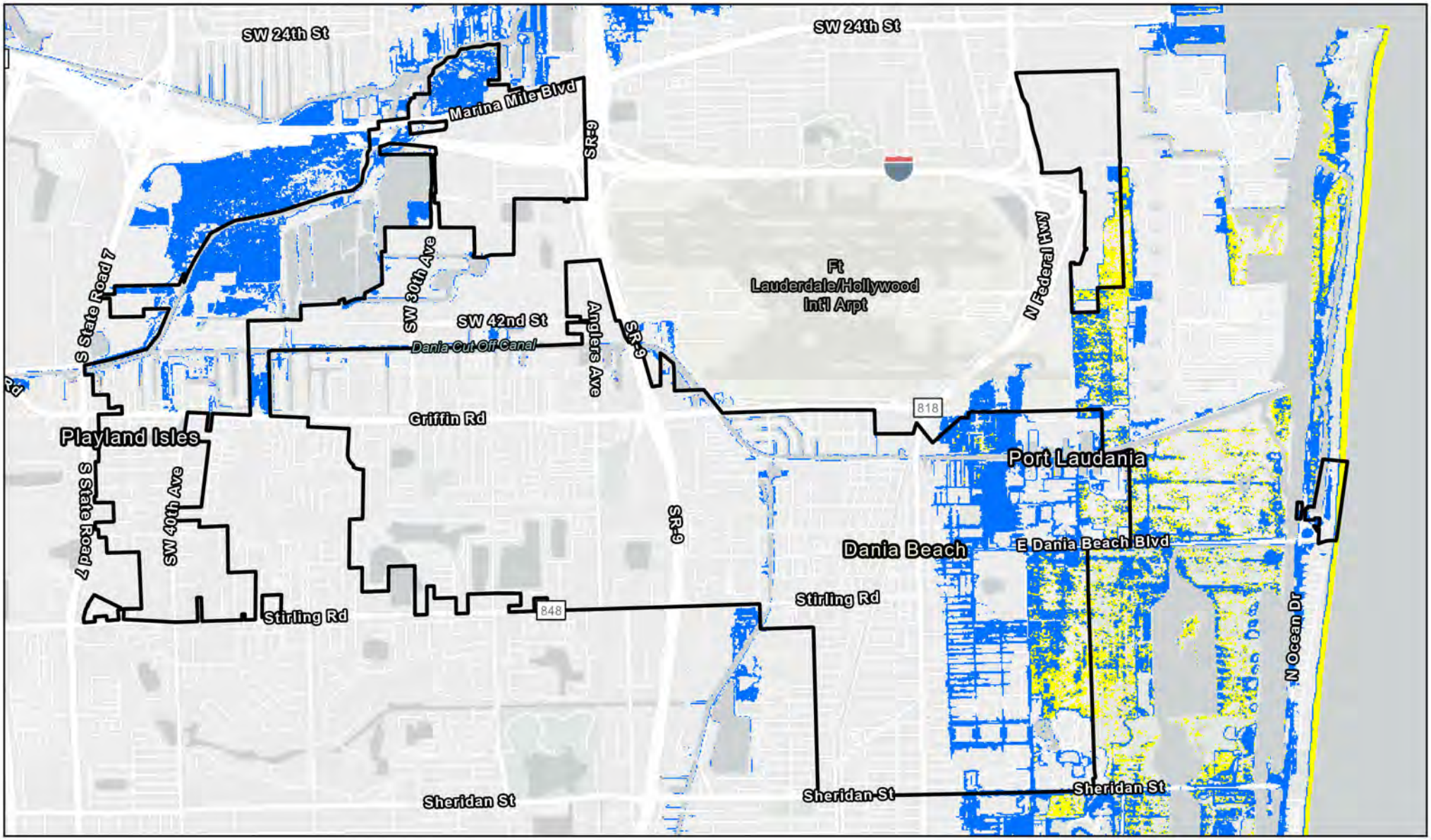
Date: 10/12/23



Category 3 Storm Surge Map

Based on the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Model

- City of Dania Beach Boundary
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

N

0 0.25 0.5 1 1.5 2 Miles

Sources: FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal, NOAA Storm Surge Risk Maps

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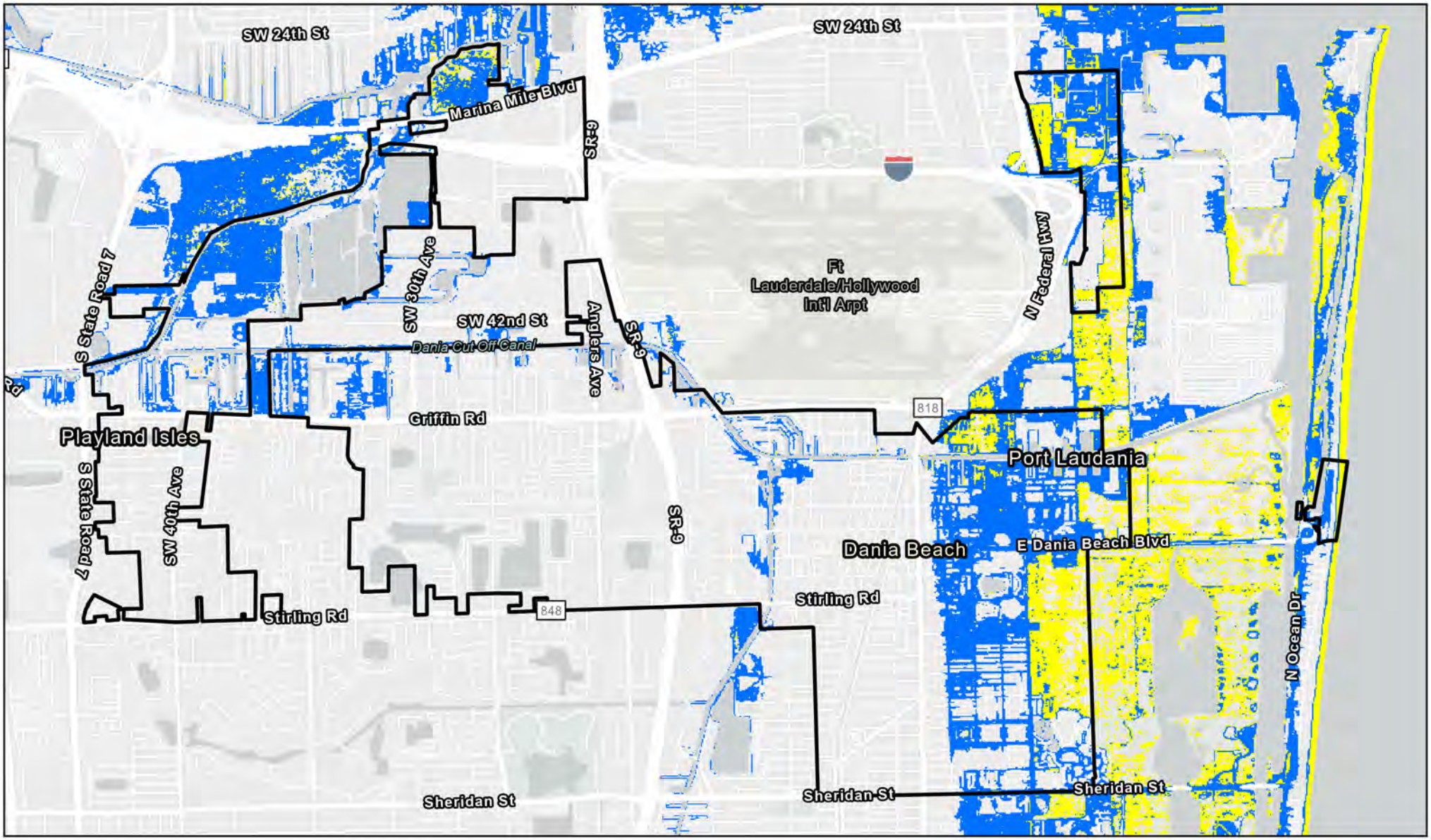

Category 4 Storm Surge Map

Based on the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Model

- City of Dania Beach Boundary
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

N

0 0.25 0.5 1 1.5 2 Miles

Sources: FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal, NOAA Storm Surge Risk Maps

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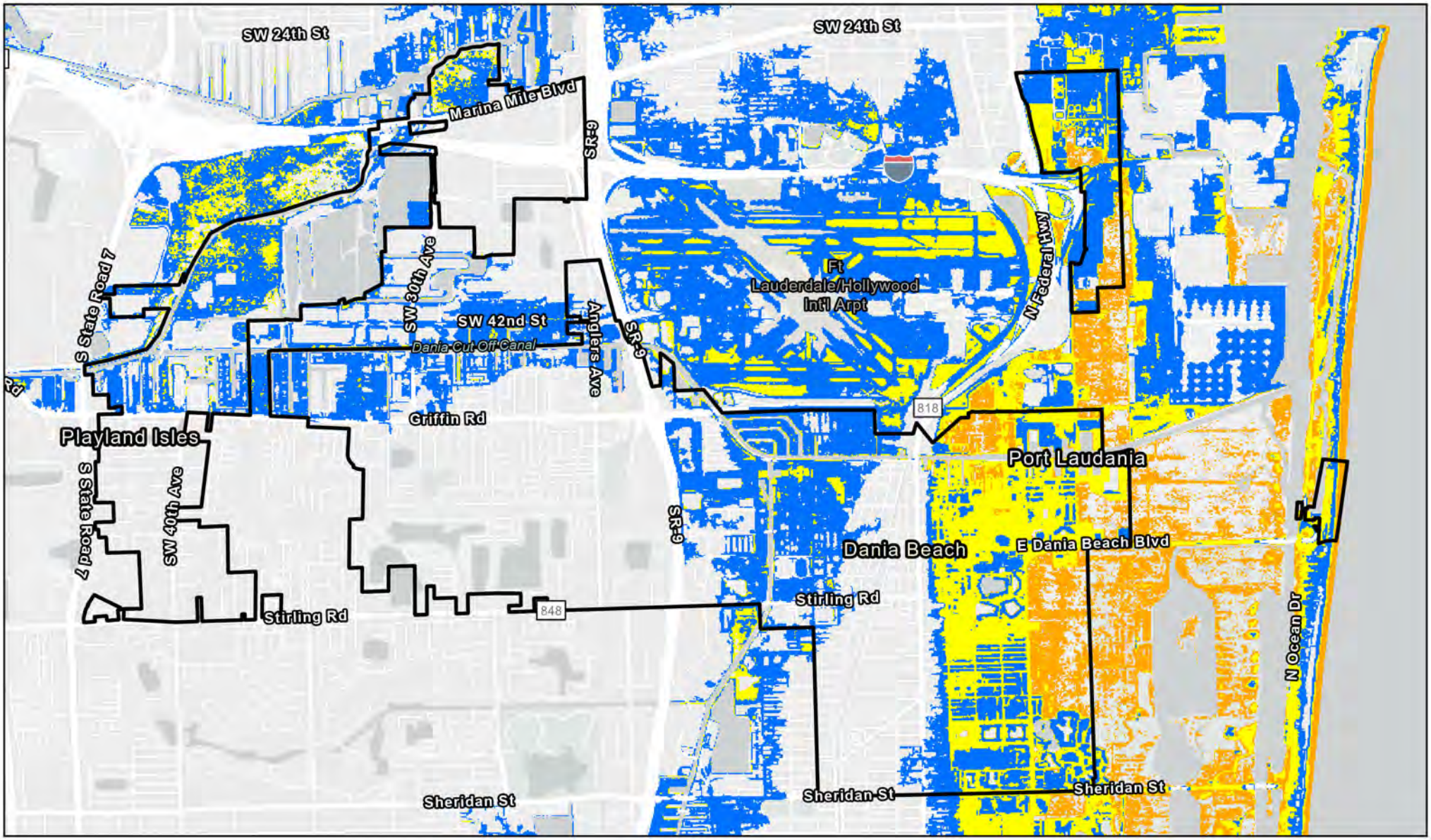

Category 5 Storm Surge Map

Based on the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Model

- City of Dania Beach Boundary
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

N

0 0.25 0.5 1 1.5 2 Miles

Sources: FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal, NOAA Storm Surge Risk Maps

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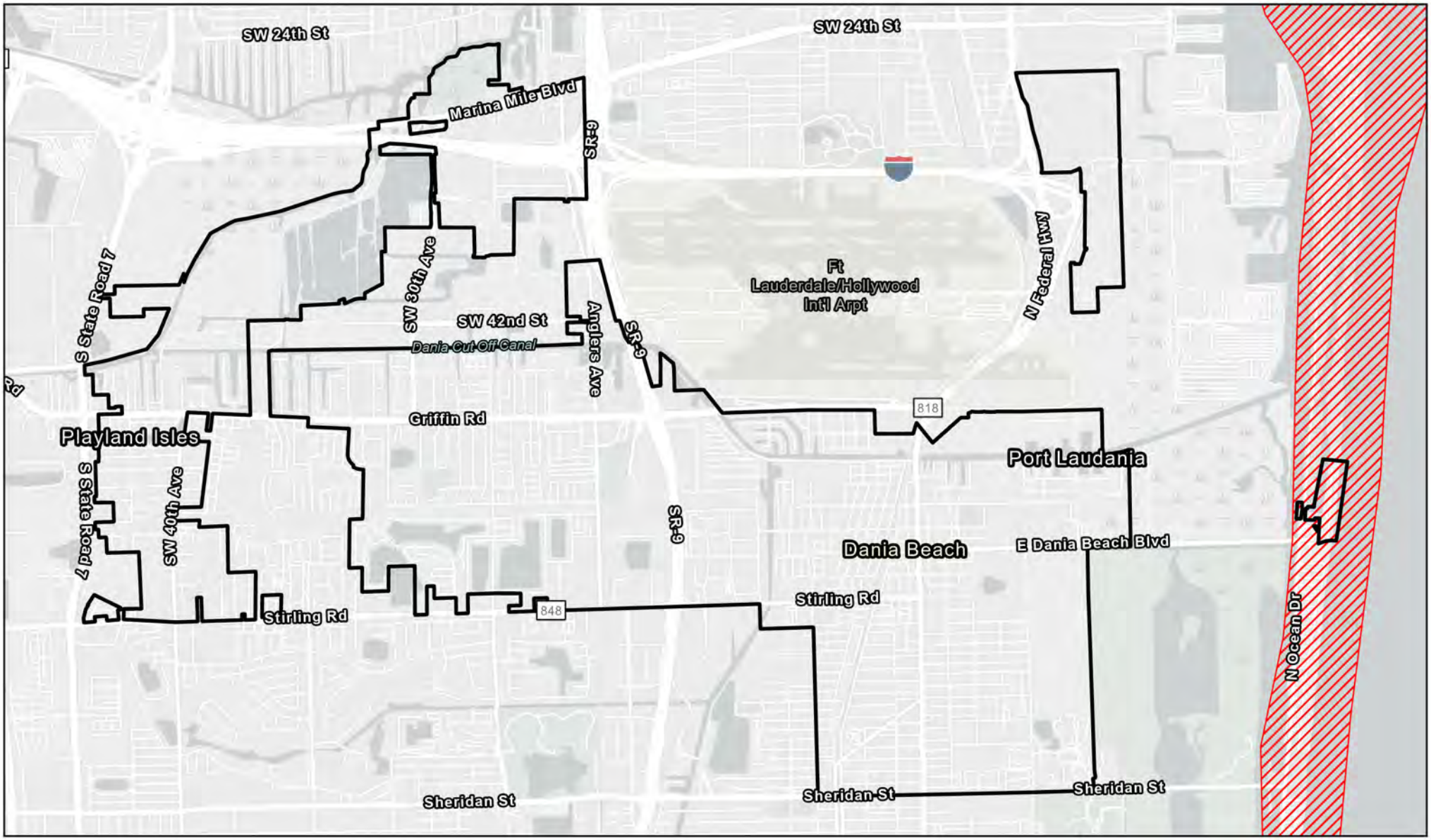

Coastal High Hazard Area Map

City of Dania Beach Boundary

Coastal High Hazard Area

0 0.25 0.5 1 1.5 2 Miles

Sources: FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Broward County Open GIS Portal, NOAA Storm Surge Risk Maps

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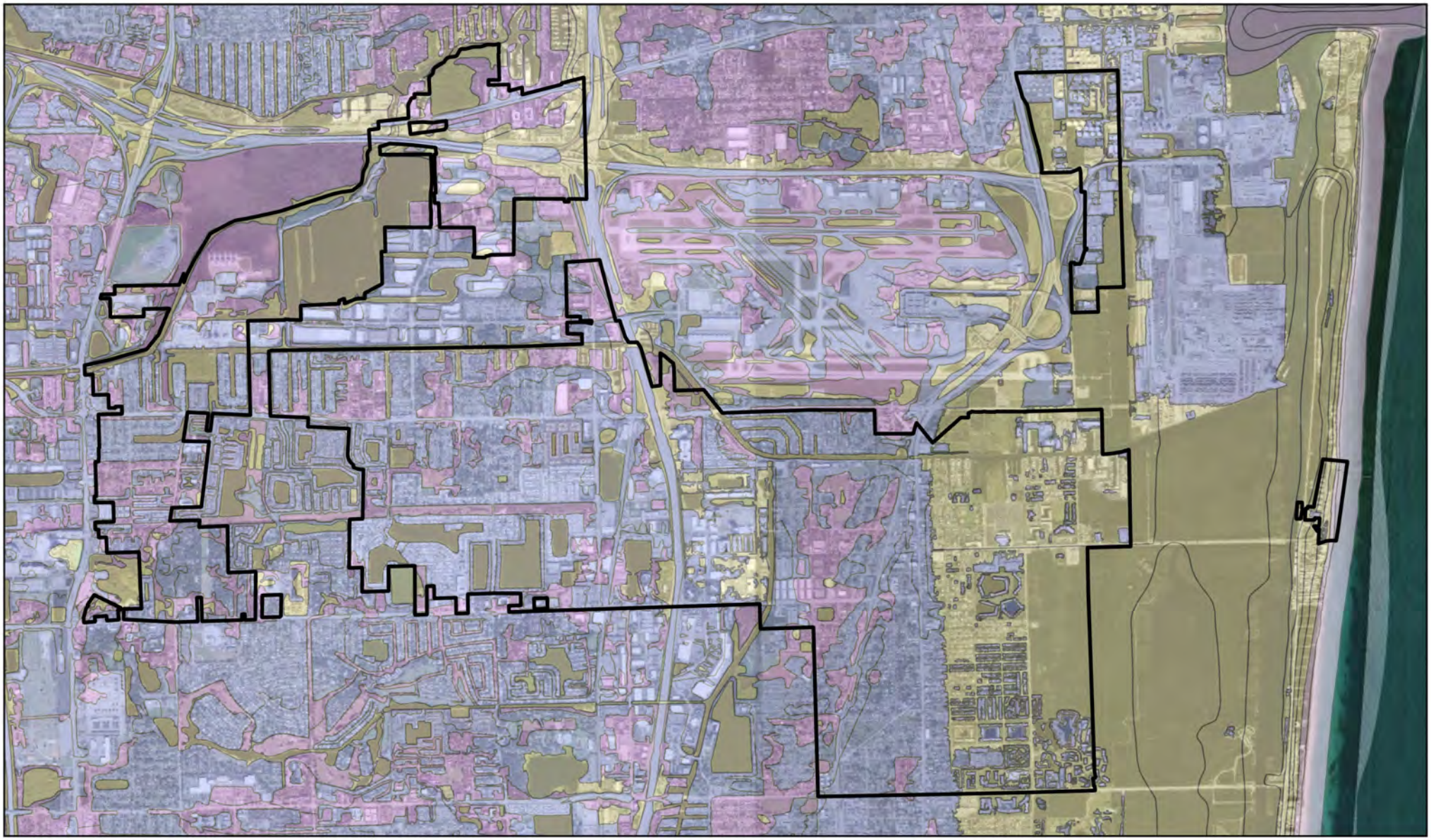
Date: 10/12/23



Flood Zone Map

City of Dania Beach Boundary

AE Base Flood Elevations determined.

AH Moderate to high risk of shallow flooding.

VE Coastal Flood Zone with velocity hazard (wave action); Base Flood Elevations Determined.

X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

0 0.25 0.5 1 1.5 2 Miles

N

Sources: State of Florida, Earthstar Geographics, Broward County Open GIS Portal,
FEMA (Federal Emergency Management Agency)

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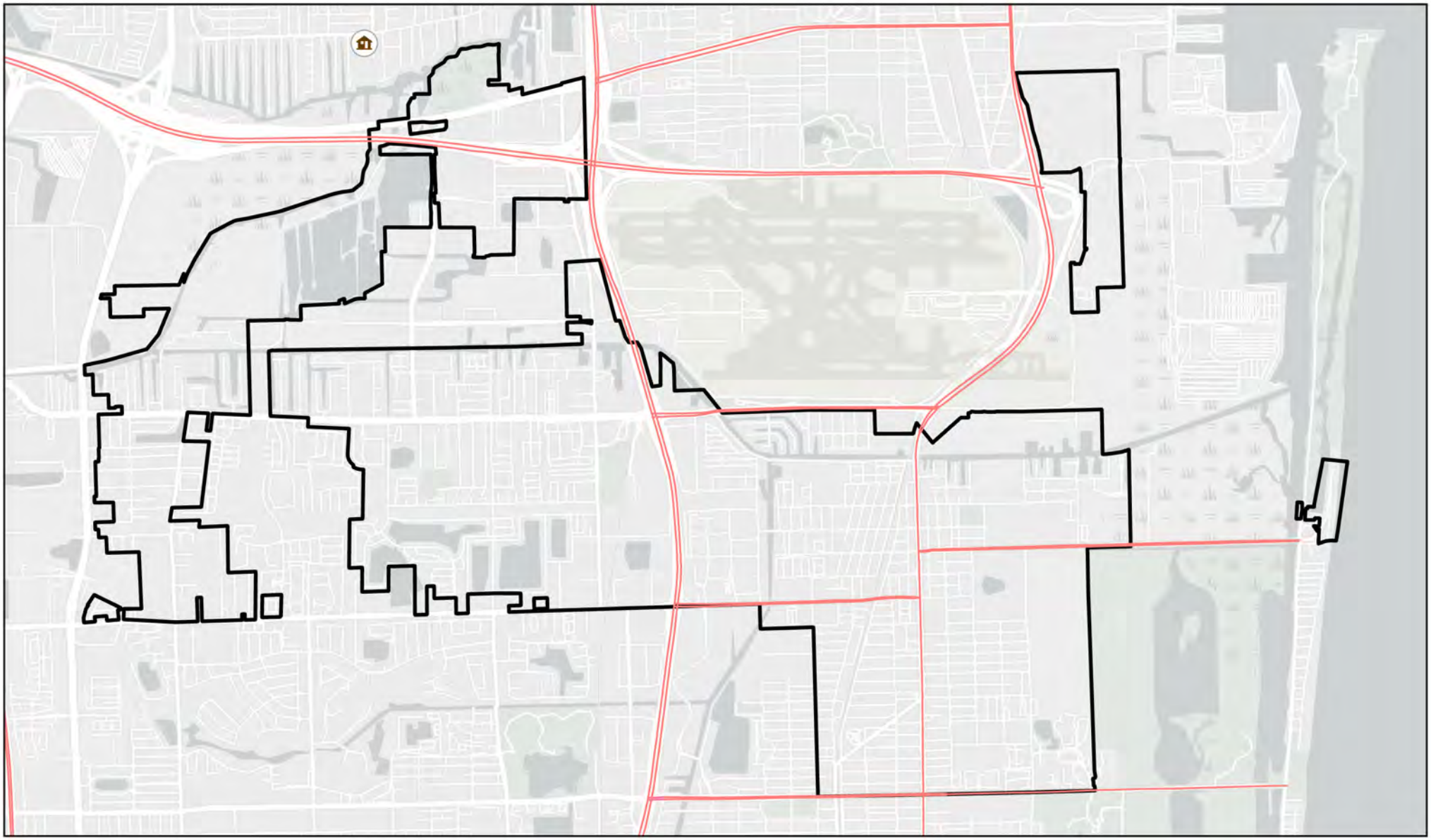

Evacuation Routes

City of Dania Beach Boundary

Emergency Shelters

Evacuation Routes

N

0 0.26 0.51 1.02 1.53 2.04 Miles

Sources: State of Florida, Earthstar Geographics, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal, Broward County Emergency Management Division

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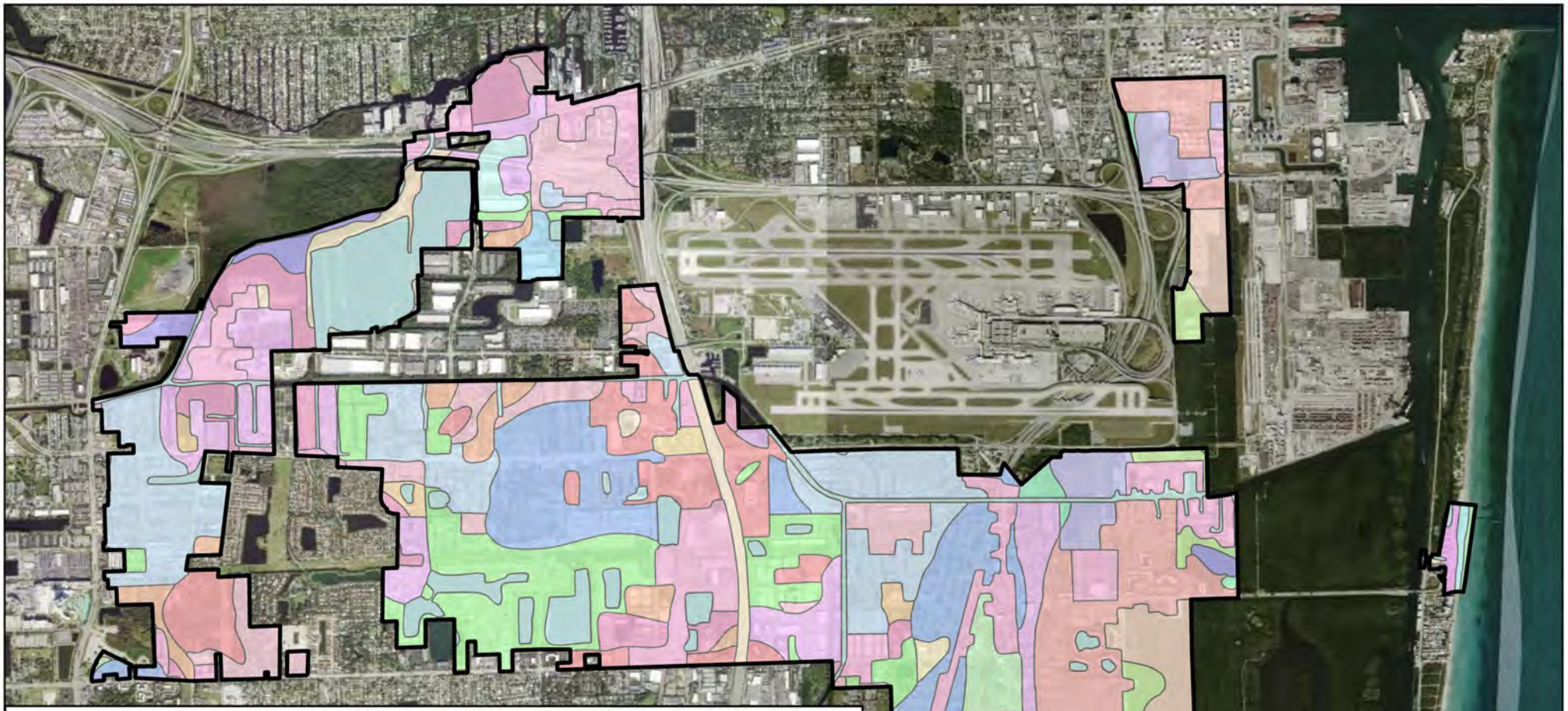
Date: 10/12/23



Soil Map

City of Dania Beach Boundary

Soil Type

- Arents, Organic Substratum-Urban Land Complex
- Arents-Urban Land Complex
- Basinger Fine Sand, 0 to 2 Percent Slope
- Beaches
- Canaveral-Urban Land Complex
- Dad-Urban Land Complex
- Dade Fine Sand
- Duette-Urban Land Complex
- Immokalee, Limestone Substratum-Urban Land Complex
- Lauderhill Muck, Frequently Ponded, 0 to 1 Percent SLopes
- Margate Fine Sand, Occasionally Ponded, 0 to 1 Percent Slopes
- Matlacha, Limestone Substratum-Urban Land Complex
- Okeelanta Muck, drained, Frequently Ponded, 0 to 1 Percent Slopes
- Palm Beach Sand
- Pennsuco Silty Clay Loam
- Pennsuco Silty Clay Loam, Tidal
- Perrine Variant Silt Loam, Frequently Flooded
- Perrine Variant Silty Clay Loam
- Plantation, Ponded-Matlacha-Urban Land Complex, 0 to 2 Percent Slopes
- Pomello Fine Sand, 0 to 2 Percent Slopes
- Sanibel Muck
- Terra Ceia Muck, Tidal
- Udorthents
- Udorthents, Marly Substratum-Urban Land Complex
- Udorthents, Shaped
- Udorthents-Urban Land Complex
- Urban Land, 0 to 2 Percent Slopes
- Water
- Waters of the Atlantic Ocean

N

0 0.26 0.51 1.02 1.53 2.04 Miles

State of Florida, Maxar, Broward County Open GIS Portal, USDA

DANIA BEACH
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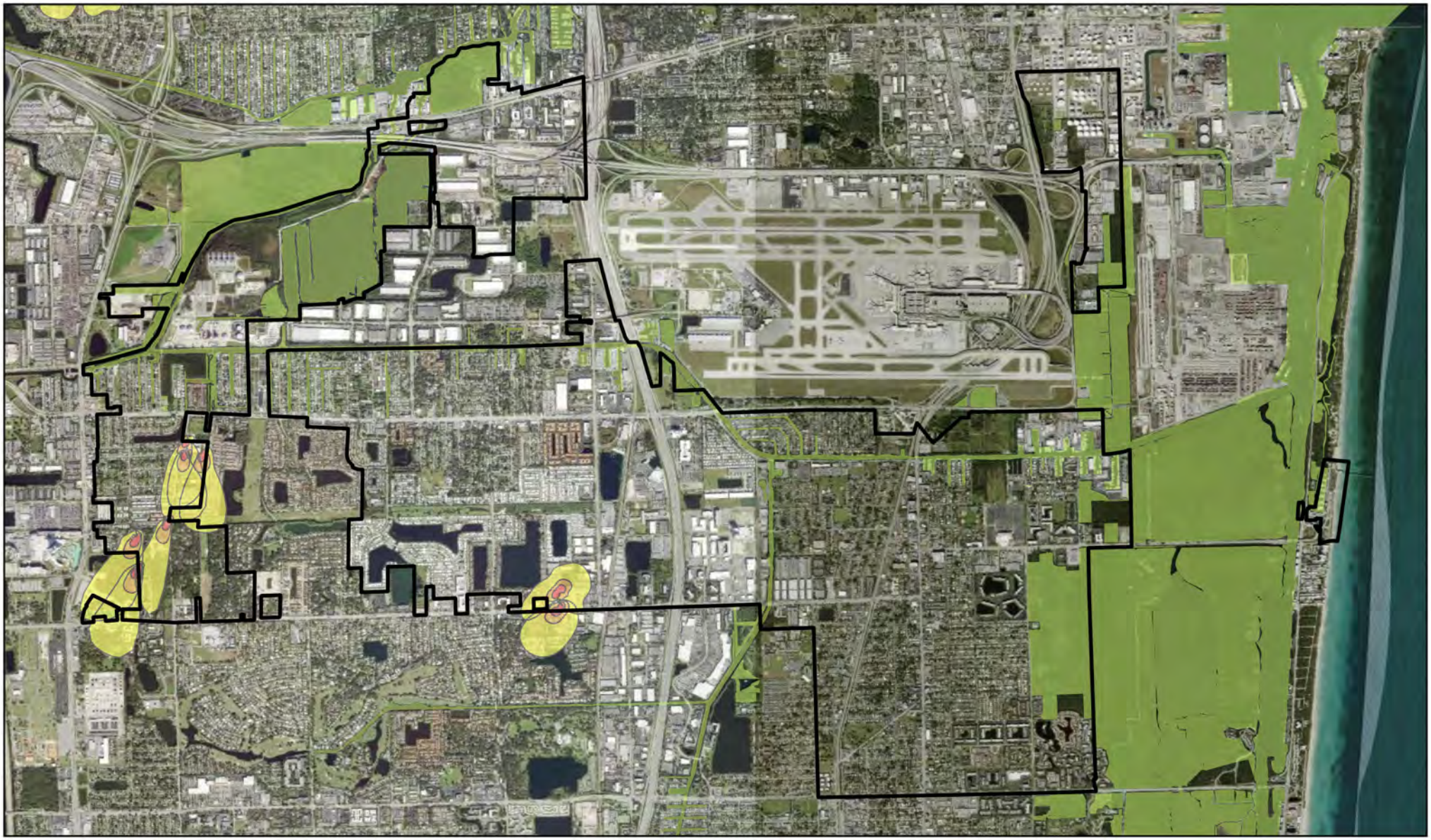
cma
chen moore and associates

Date: 10/12/23



Wellfield Zones and Estuaries

City of Dania Beach Boundary

Broward County Estuaries

Wellfield Zones

1

2

3

N

0 0.26 0.51 1.02 1.53 2.04 Miles

State of Florida, Maxar, Broward County Open GIS Portal

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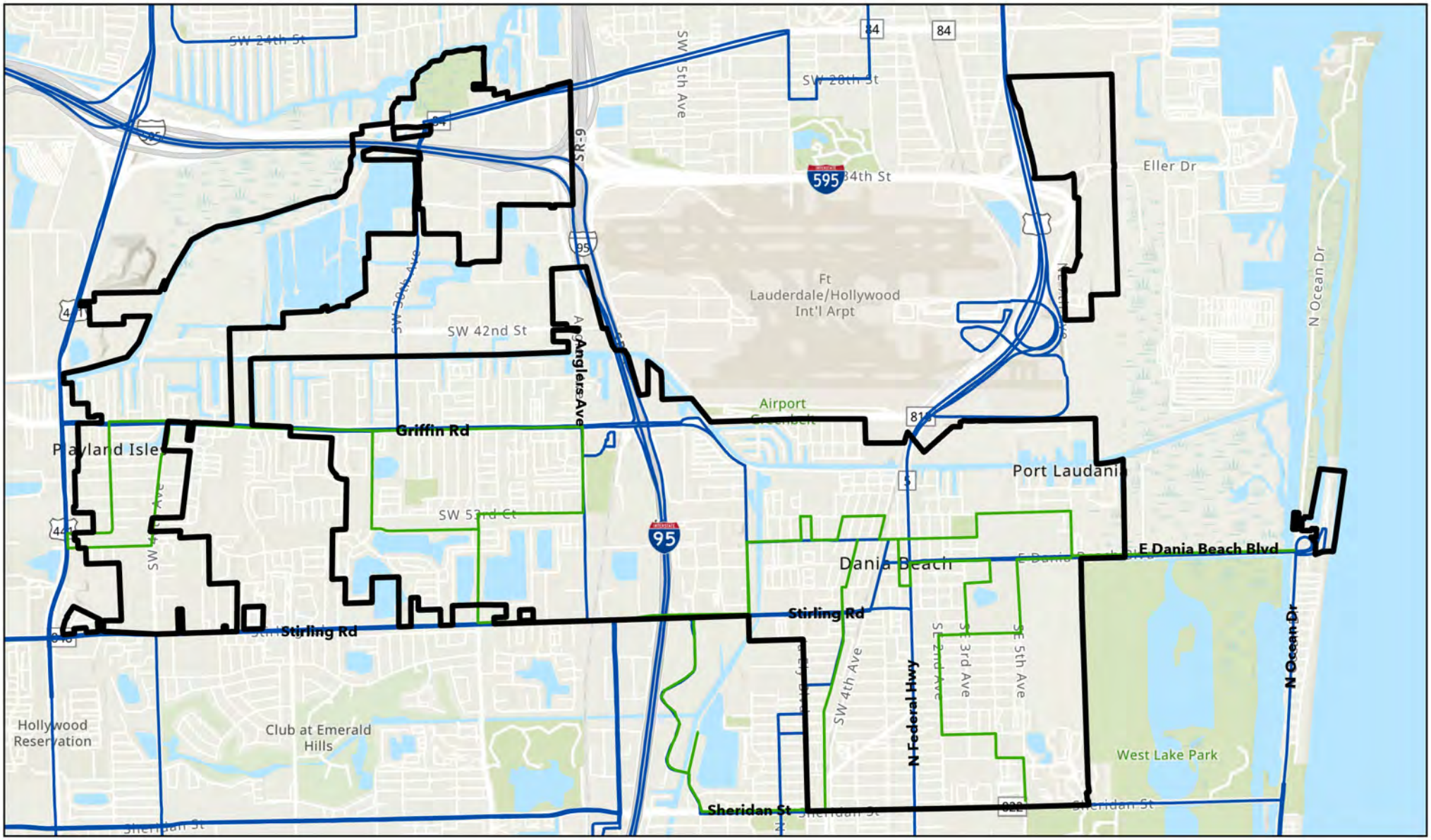
Date: 10/12/23



Fixed Bus Routes

City of Dania Beach Boundary

Community Shuttle Service

Broward County Transit

0 0.25 0.5 1 1.5 2 Miles

N

Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal, City of Dania Beach (Community Shuttle Routes and Timetables Information)

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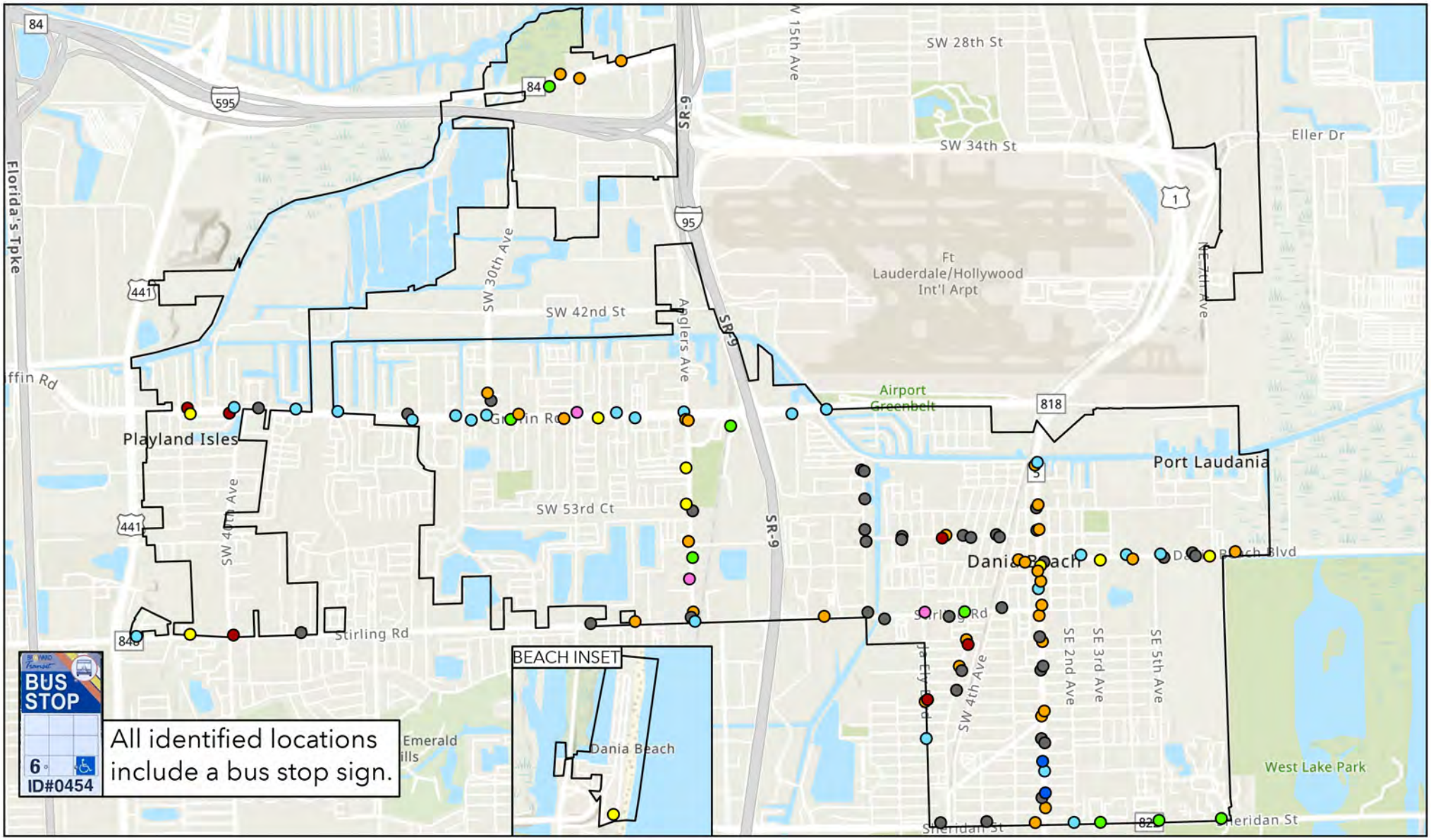

Bus Stop Inventory Map

- Shelter, Bench, Trash Can
- Shelter, Bench, Trash Can, Bay
- Bench, Trash Can, Bay
- Bench, Trash Can
- Bus Stop Sign ONLY
- Bench ONLY
- Trash Can ONLY
- Bay ONLY
- City of Dania Beach Boundary

0 0.23 0.47 0.94 1.41 1.88 Miles

N

Sources: Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Broward County Open GIS Data

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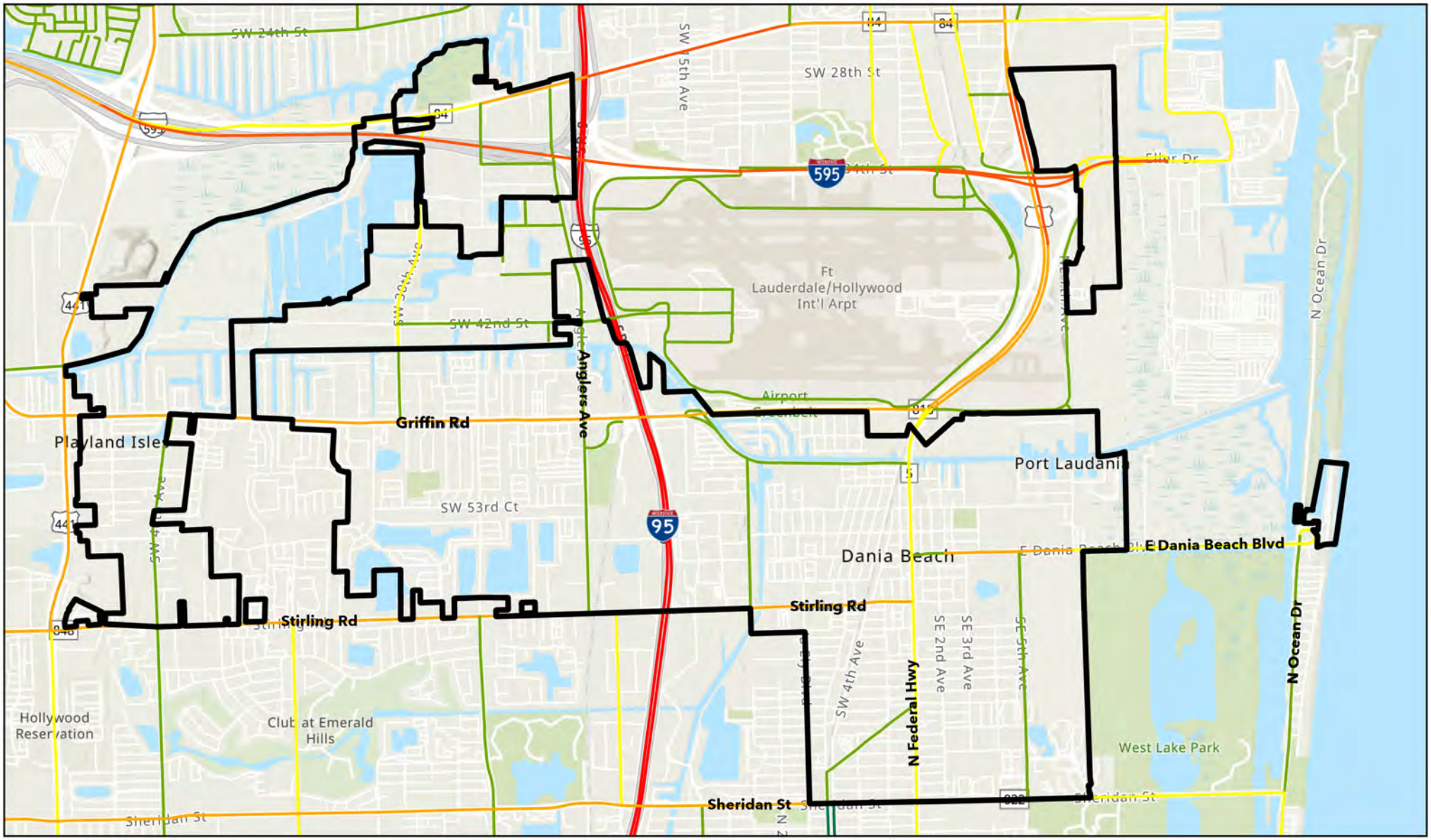

Number of Lanes

City of Dania Beach Boundary

2
3
4
6
8
10

0 0.25 0.5 1 1.5 2 Miles

Esri, NASA, NGA, USGS, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward County Open GIS Portal

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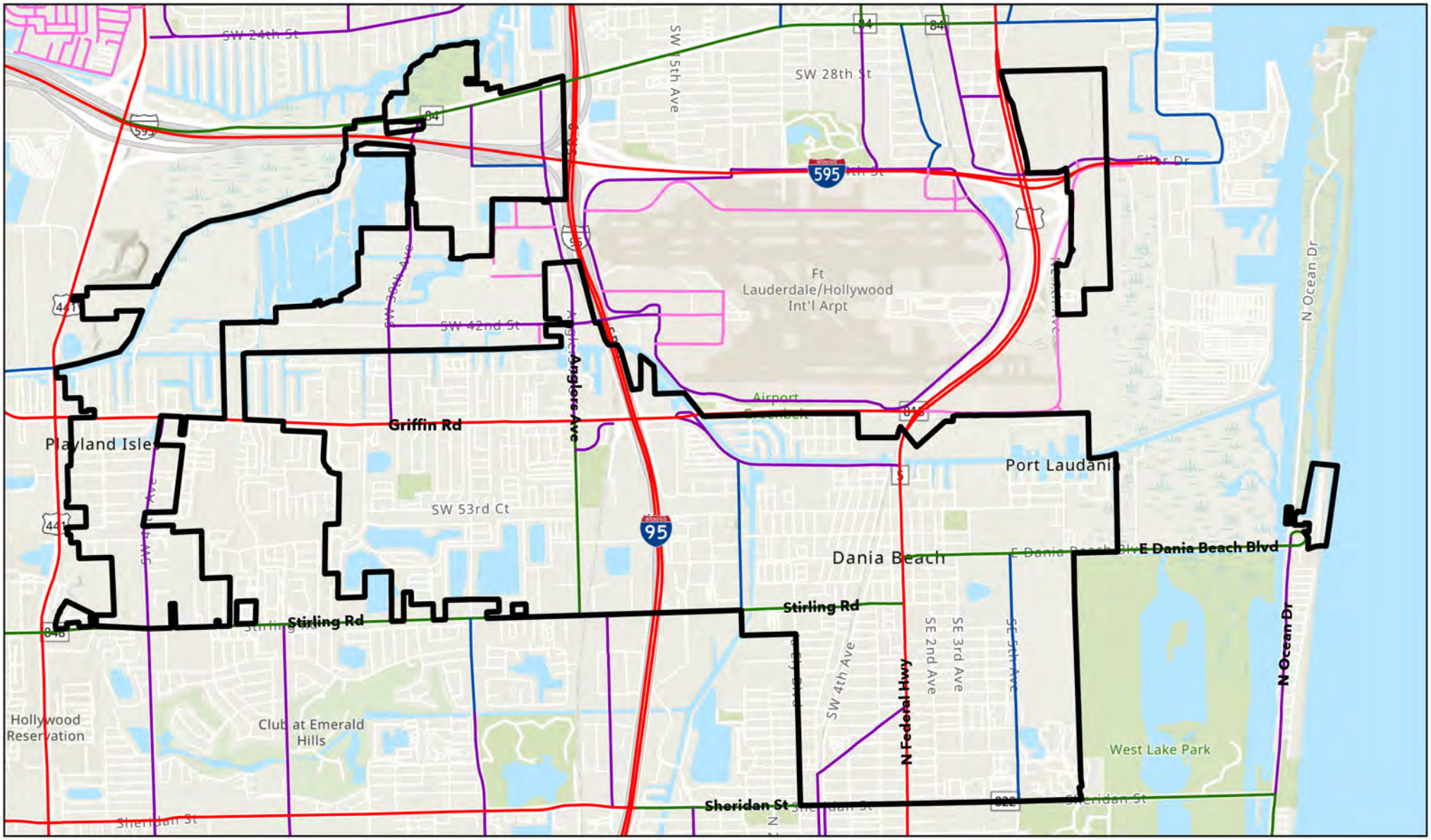

Road Classifications

- City of Dania Beach Boundary
- Local
- Major Collector
- Minor Arterial
- Minor Collector
- Principal Arterial

0 0.25 0.5 1 1.5 2 Miles

Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, Broward County Open GIS Portal

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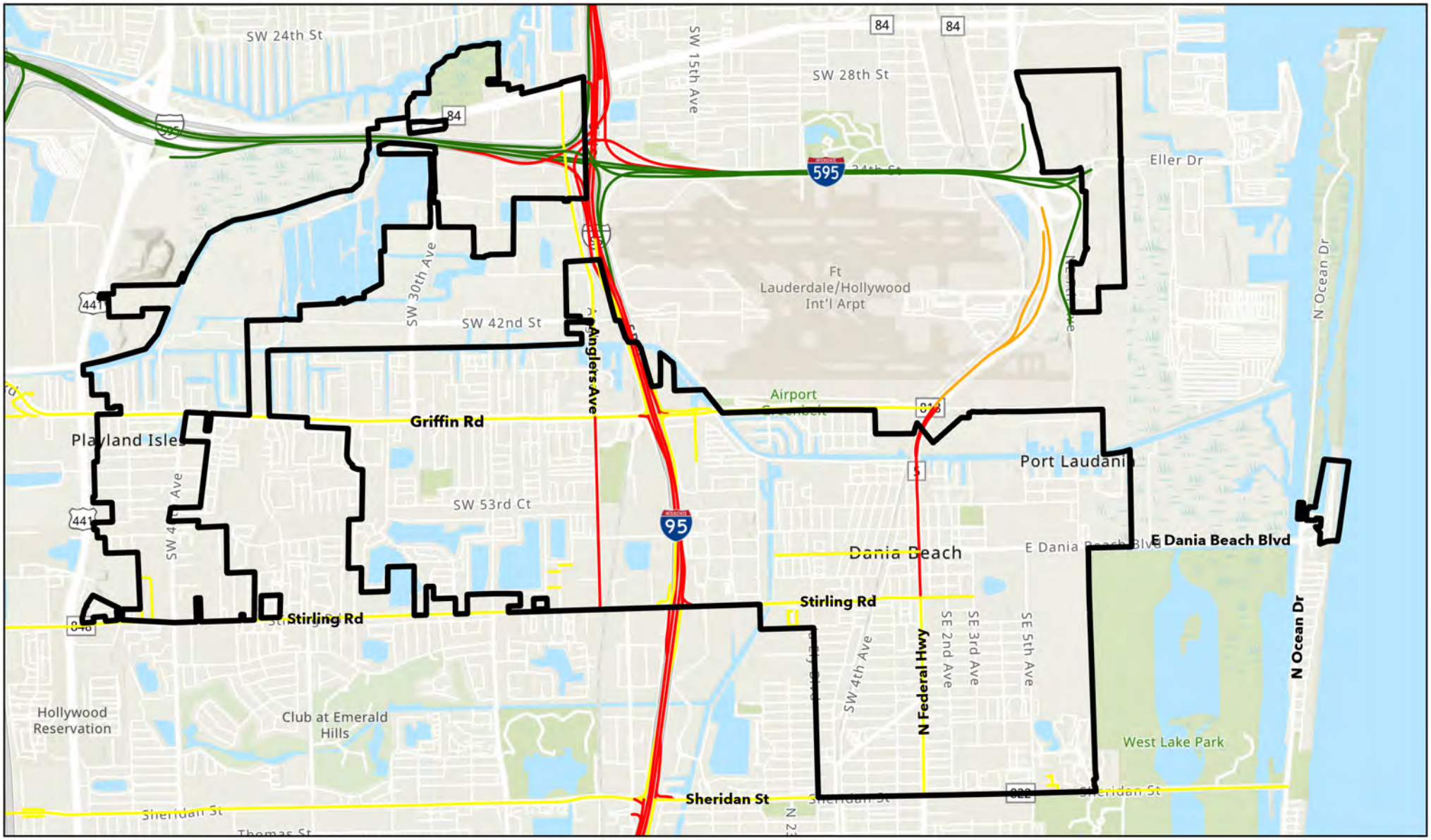

Roadway Level of Service (LOS)

City of Dania Beach Boundary

- B
- C
- E
- F

N

0 0.26 0.51 1.02 1.53 2.04 Miles

Esri, NASA, NGA, USGS, FEMA, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Broward Metropolitan Planning Organization (MPO)

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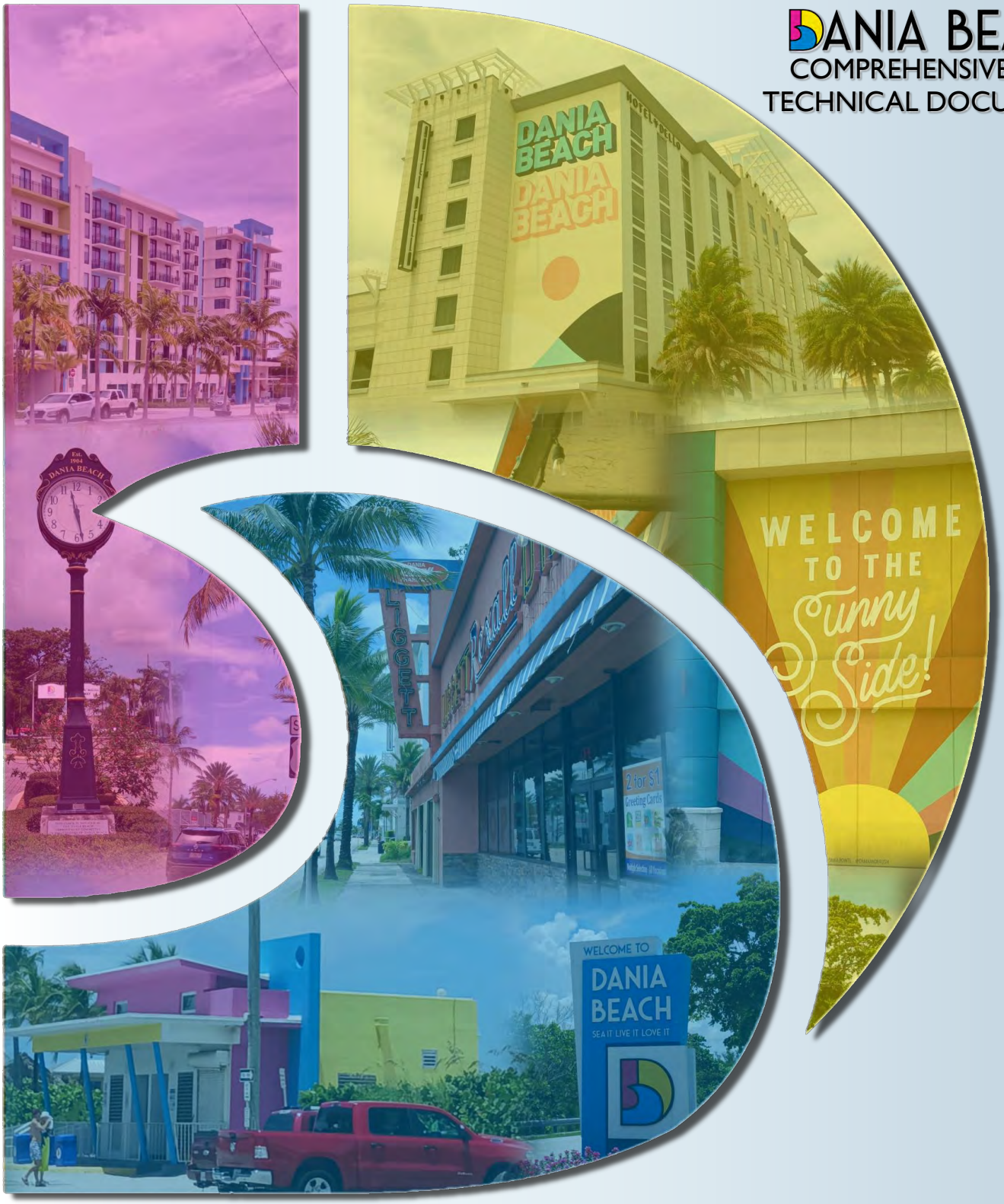
CITY OF DANIA BEACH
COMPREHENSIVE PLAN

2023 Update

DATA AND ANALYSIS

TECHNICAL DOCUMENT

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



INTRODUCTION ELEMENT

DATA & ANALYSIS
INTRODUCTION

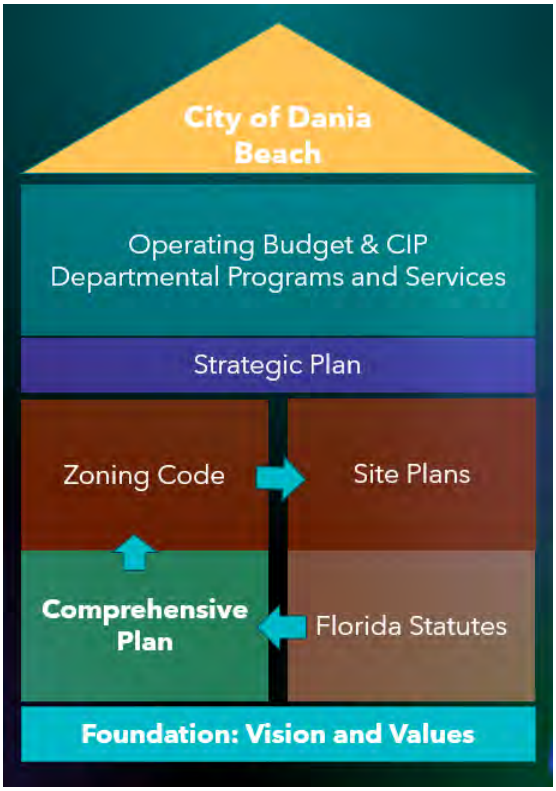
BACKGROUND

This chapter serves as the framework for developing the City of Dania Beach's 2023 Evaluation and Appraisal Review (EAR) based Comprehensive Plan update. It provides background information regarding the Florida Statutes requirements, the City's geographic location, historical development, population and socio-economic data.

Per Florida Statutes, Chapter 163.3177 *"the comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented."*

Pursuant to Chapter 163.3191, Florida Statutes (F.S.), local governments are required to evaluate their local comprehensive plan every seven years to determine if plan amendments are necessary since the last update of the Comprehensive Plan (the Plan) and notify the State Land Planning agency as to its determination. In 2023, the City of Dania Beach determined it necessary to conduct a review and evaluation of its current Comprehensive Plan to reflect changes in state requirements, current City's conditions, challenges, and future community trends.

The City of Dania Beach Comprehensive Plan is a visionary blueprint that outlines the future development and growth of one of Florida's vibrant coastal communities. Rooted in the city's unique heritage, rich history, and diverse culture, this comprehensive plan seeks to create a sustainable and resilient city that enhances the quality of life for its residents and visitors alike. Nestled along the picturesque southeastern coast of Florida, Dania Beach is a city renowned for its pristine beaches, bustling commercial areas, and charming neighborhoods.



As a city with a strong economic foundation built on tourism, trade, and diverse industries, the Comprehensive Plan seeks to strike a delicate balance between preserving the city's natural beauty, fostering responsible growth, and promoting economic prosperity. The Comprehensive Plan aims to create a sustainable environment, addressing challenges posed by climate change, sea-level rise, and protecting the city's unique ecosystems. It envisions a

city with well-connected transportation networks, encouraging alternative modes of travel and reducing congestion to improve mobility and accessibility.

Preserving Dania Beach's cultural heritage and historical landmarks are integral components of the Plan. Emphasizing the importance of smart urban design, the plan seeks to revitalize neighborhoods, promote affordable housing, and enhance public spaces to foster a sense of community and pride. Safety and resilience are of paramount concern in the Comprehensive Plan, with strategies in place to mitigate potential natural hazards, enhance emergency response systems, and safeguard the well-being of residents and visitors.

The City of Dania Beach Comprehensive Plan is a forward-thinking document that envisions a city that celebrates its past, embraces the present, and looks ahead to a sustainable, vibrant, and inclusive future. As the city continues to evolve and face new challenges, this plan serves as a guiding compass, shaping policies, and decision-making to ensure Dania Beach continues to thrive as a cherished destination and a place its residents are proud to call home. The following table includes the major goals of the City's proposed Comprehensive Plan:

Comprehensive Planning Process – Evaluation and Appraisal Review (EAR)
The purpose of this EAR is to examine the effectiveness of the Comprehensive Plan since the last update, and to assess how well the to the Comprehensive Plan is serving the City. This EAR will identify changes that have occurred since the last update and propose amendments to the Plan to accommodate them. Specifically, the purpose of the Plan is to:

- Identify major local issues that are important to the City;
- Assess how the Comprehensive Plan has guided planning, growth, and redevelopment since the last EAR-based amendments;
- Identify changes that have occurred in the City and other governmental jurisdictions that have prompted changes in the community;
- Identify and evaluate changing conditions and trends as they relate to the major issues identified;
- Assess both successes and shortcomings of the Plan;
- Identify what changes to the Plan need to be made to reflect current conditions and direction;
- Determine financial feasibility of the Plan and determine the extent to which adopted Level of Service (LOS) Standards have been met;
- Respond to changes in Florida Statutes and the Florida Administrative Code regarding growth management and development;
- Respond to changes to the State Comprehensive Plan and the South Florida Regional Planning Council Strategic Regional Policy Plan as they affect the City's Comprehensive Plan;
- Prepare updated population estimates and projections;
- Assess the success or failure of coordinating residential development in the City with school capacities and in the siting of public school facilities; and
- Identify changes to the Plan to manage growth, redevelopment, and anticipated future impacts more effectively.

The history of the City's Comprehensive Plan began with its original adoption in April 1989, pursuant to the 1985 Local Government Comprehensive Planning and Land Development Regulation Act (Florida Statues, Chapter 163) and revisions adopted in December 1996, 1997, 2005, 2006, and 2007.

Subsequent to these major revisions, the City adopted a new Water Supply Facilities Work Plan and a Private Property Rights Element in accordance with Section 163.3184 (3) Florida Statutes (F.S.).

The last EAR-based update to the City's Comprehensive Plan was adopted in January 2007, per Resolution No. 2007-010.

The existing Plan encompasses the following elements:

- Future Land Use
- Housing
- Transportation
- Infrastructure (Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge)
- Coastal Management
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvement
- Public School Facilities
- Private Property Rights

Most recently, in 2023, the City determined it necessary to conduct a review and evaluation of its existing Comprehensive Plan. A notification letter was transmitted to the Department of Economic Opportunity (DEO) in January 2023.

The subject proposed amendment to the Comprehensive Plan is based on an in-depth review of each existing element required legislation, demographics data, existing City conditions, upcoming projects, community trends and challenges.

This EAR-based amendment to the City's Comprehensive Plan is subject to the State Coordinated Review process, pursuant to Section 163.3184(4), F.S. A summary of this process is outlined below:

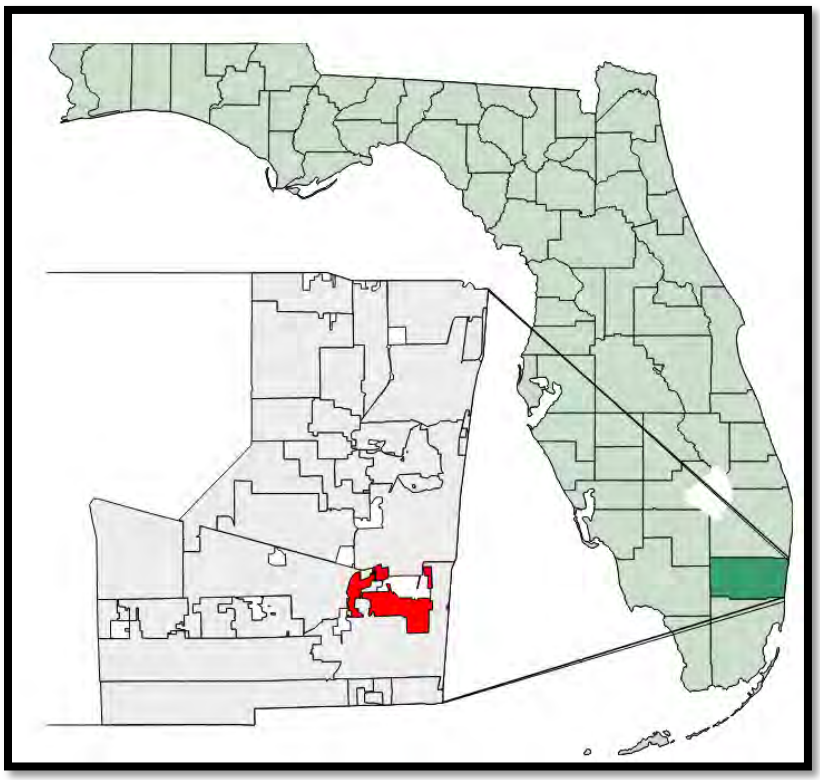
1. After initial local hearings (Local Planning Agency and City Commission) to approve the proposed amendments, the City is required to transmit the approved amendments to the State Land Planning Agency.
2. Next, within 60 days of receiving the City's amendment proposal, the State Land Planning Agency issues an Objection, Recommendation, and Comments Report (ORC) to the local government.
3. The City is required to hold a second public hearing to adopt the approved amendments to the Comprehensive Plan within 180 days of the ORC Report.
4. The adopted Comprehensive Plan amendment must then be submitted back to the State.
5. Finally, within 45 days of receiving the adopted plan amendment, the State Land Planning Agency issues a Notice of Intent to find the plan in compliance or not in compliance, which it posts on its website.

At least two public hearings are required to approve the transmittal of the proposed amendments to the State Land Planning Agency, including a Local Planning Agency (LPA) hearing followed by a City Commission hearing. The LPA hearing is scheduled for January 17, 2024, followed by the City Commission transmittal hearing on February 13, 2024.

Geographic Location and History

The City of Dania Beach is situated along the southeastern coast of Florida. Dania Beach has a total land area of approximately 8.31 square miles. It is bounded by Fort Lauderdale to the north; City of Hollywood to the south and west, the town of Davie also to the north; and unincorporated areas of Broward County to the northwest.

Figure 1: City of Dania Beach Location



The history of Dania Beach is a rich tapestry that weaves together the tales of early settlers, pioneers, and the growth of a coastal community in Florida. Before European settlers arrived, the area where Dania Beach now stands was inhabited by Native American tribes, including the Tequesta and Seminole peoples. They lived off the land, utilizing its abundant natural resources for sustenance and trade.

The modern history of Dania Beach began in the late 1800s when a group of pioneers from the state of Georgia established a settlement along the banks of the New River. These pioneers named their community "Dania" after the Danish colony they originally hailed from. One of the first municipalities in what would later become Broward County, Dania was officially incorporated on November 6, 1904 (which predated the establishment of Broward County).

Agriculture played a significant role in the local economy In the early 20th century. Dania Beach was known for its tomato farms, citrus groves, and other crops. As the city developed, residential neighborhoods, businesses, and public facilities increased. During the Florida land boom of the

1920s, the city experienced rapid growth and development. However, the Great Depression of the 1930s slowed progress.

In the mid-20th century, the city embraced its coastal location and began marketing itself as a tourist destination. The beautiful beaches and access to the Atlantic Ocean attracted visitors looking for relaxation and recreation. Dania Beach continues to evolve. The city has preserved its historical charm while embracing modern amenities and sustainable practices. It has developed its marinas, expanded cultural and recreational facilities, and focused on enhancing the overall quality of life for its residents.

POPULATION AND SOCIO-ECONOMIC ANALYSIS

Population

Table 1 presents historic population growth for the City of Dania Beach. According to the U.S. Census Bureau, between the year 1990 and 2000, the City experienced an increase of 54.57% from 13,024 to 20,119 people. The recent 2020 Census indicates a modest population growth of 7.03% between 2010 (29,639 residents) and 2020 (31,723 residents).

Table 1. Historic Population Trends

	Historic Population Trends		
	City of Dania Beach		
Year	Population Estimate	Total Change	Percent Change
1940	2,902	X	X
1950	4,540	1,638	56.44%
1960	7,065	2,525	55.61%
1970	9,013	1,948	27.25%
1980	11,811	2,798	31.04%
1990	13,024	1,213	10.27%
2000	20,119	7,095	54.47%
2010	29,639	9,520	47.31%
2020	31,723	2,084	7.03%

Source: U.S. Census Bureau; 2020, 2010, 2000, 1990, 1980, & 1950 Decennial Censuses

According to the U.S. 2020 Census, there were an estimated 31,723 people, including 5,759 families, residing in 13,422 households in the City of Dania Beach. The racial makeup of the City was 49.08% White, 20.99% African American, 0.55% Native American, 2.24% Asian, 0.09% Pacific Islander, 9.69% other races, and 17.36% of two or more races. Hispanics or Latinos of any race represented 31.13% of the population.

Of the 13,422 households, 15.8% included children under the age of 20, 42.9% were married couples living together, 32.7% were female householders with no husband present, and 40.8% were non-family households. Approximately thirty per cent (30.6%) of the households were persons living alone who were 65 years of age or older. The average household size was 2.61 people.

The City's population included 10.32% people under 15 years old, 5.07% from 15 to 19, 5.07% from 20 to 24, 13.99% from 25 to 34, and 16.8% who were 65 years of age or older. The median age was 42.2 years. The population was 50.88% female and 49.12% male.

Characteristics of the Population

This section examines the socio-economic characteristics of the population. The following analysis is based on the American Community Survey (ACS) of the U.S. Census Bureau which includes estimates based on a sample of households over a 5-year period. The data provided by the ACS allows an in-depth analysis of socioeconomic variables and trends. The following tables reflect the most recent data provided by the ACS and are organized in columns, each representing a 5-year period: the first provides data from 2006 to 2010, and the second from 2016 to 2020.

Households

Table 2 presents the number of households and persons per household according to the American Community Survey (ACS) from the U.S. Census Bureau. A household is defined as the person or persons occupying a dwelling unit.

As the average household size decreases, the number of households or required dwelling units increases relative to the population. The average household size is decreasing throughout the United States due to factors that include families having fewer children, delaying the birth of children; young adults no longer living with parents but moving out on their own, and older persons living longer independently.

Conversely, the average household size in the City of Dania Beach increased from 2.28 to 2.61 between 2010 and 2020, as indicated in Table 2. In 2020, there were an estimated 13,422 households in the City, with the majority (42.9%) of those households were occupied by families, while 40.8% were non-family households. Between 2010 and 2020, the percentage of married-couple families in the City decreased from 56.1% to 42.9%, while the number of single-parent households increased proportionally.

Table 2. Households by Type

Households by type	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Households	12,877	(x)	13,422	(x)
Family households (families)	7,234	56.1%	5,759	42.9%
With own Children under 18 years	1,499	11.6%	1,909	14.2%
Male householder, no wife present, family	806	6.2%	3,273	24.3%
With own Children under 18 years	317	2.4%	340	2.5%
Female householder, no husband present, family	1,964	15.2%	4,390	32.7%
With own Children under 18 years	1,012	7.8%	209	1.5%
Nonfamily Households	5,643	43.8%	5,487	40.8%
Householder living alone	4,247	32.9%	4,248	31.6%
households with one or more people 65 years and over			4,117	30.6%
Average Household Size	2.28	(x)	2.61	(x)

Source: U.S. Census Bureau; 2006-2010 5-Year American Community Survey & 2016-2020 5-Year American Community Survey.

Population Age

Table 3 shows the numerical and percentage breakdown of the City's population by age in 2010 and 2020 according to the American Community Survey (ACS) from the U.S. Census Bureau. In 2010 the 45 to 54-year-old age group was the largest at 16.29%, while in 2020 the largest age group was the 25 to 34-year-old group (13.99%).

The percentage of the population between the ages of 35 to 64 was comparable between 2010 (43.78%) and 2020 (43.27%). Overall, population growth in the City of Dania Beach was steady between 2010 and 2020, with the highest increase (2.14%) occurring in the 65 to 74-year age group.

Table 3. Population Age

Population by Age	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Population	29,639	100.00%	31,723	100.00%
Male	14,615	49.32%	15,581	49.12%
Female	15,024	50.68%	16,142	50.88%
Under 5 years	1,756	5.92%	1,618	5.13%
5 to 9	1,448	4.89%	1,647	5.19%
10 to 14	1,412	4.76%	1,736	5.48%
15 to 19	1,545	5.22%	1,611	5.07%
20 to 24	1,839	6.21%	1,610	5.07%
25 to 34	4,280	14.45%	4,441	13.99%
35 to 44	4,099	13.82%	4,379	13.81%
45 to 54	4,827	16.29%	4,370	13.77%
55 to 59	2,146	7.24%	2,534	7.98%
60 to 64	1,907	6.43%	2,447	7.71%
65 to 74	2,446	8.25%	3,298	10.39%
75 to 84	1,439	4.85%	1,481	4.66%
85 years and over	495	1.67%	551	1.75%
Median age (Years)	41.0	(x)	42.2	(x)

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Population Race

Tables 4 and 5 present the racial characteristics of the City's population in 2010 and 2020 according to the American the Community Survey (ACS) from the U.S. Census Bureau. At 49.08%, the largest portion of the population in 2020 was White; however, the White population decreased between 2010 and 2020. The second largest race population, Hispanic or Latino of any race, increased from 22.44% to 31.13% from 2010 to 2020. The City's Asian population increased from 2.11% to 2.24% between 2010 and 2020. The "Some Other Race" and "Two or More Races" categories saw the largest increase between 2010 and 2020 with a combined 20.02% increase.

Table 4. Population Race

Population by Race	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Population	29,639	(x)	31,723	(x)
White	20,624	69.49%	15,568	49.08%
Black or African American	6,461	21.79%	6,661	20.99%
American Indian and Alaska Native	97	0.33%	175	0.55%
Asian	622	2.11%	708	2.24%
Native Hawaiian and Other Pacific Islander	15	0.05%	31	0.09%
Some Other Race	1,046	3.59%	3,071	9.69%
Two or More Races	774	2.64%	5,509	17.36%

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Table 5. Population Origin and Race

Hispanic or Latino Origin by Race	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Population	29,639	(x)	31,723	(x)
White alone	5,044	17.01%	13,368	42.14%
Black or African American alone	256	0.86%	6,443	20.31%
Hispanic or Latino (of any race)	6,652	22.44%	9,876	31.13%
American Indian and Alaska Native alone	28	0.09%	86	0.27%
Native Hawaiian and Other Pacific Islander alone	1	0.00%	28	0.08%
Asian alone	16	0.05%	668	2.10%
Some other race alone	949	3.20%	292	0.92%

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Education

Table 6 indicates the education attainment level of the City's population according to the American Community Survey (ACS) from the U.S. Census Bureau. Achievement levels are broken down into various categories. The college level groups are further broken down to show those that had some college (no degree), an associate degree, a bachelor's degree, and a graduate or professional degree. Achievement levels recorded are the highest level (years completed) reached by an individual.

According to Table 6, 85.7% of the population had a high school diploma or higher educational level in the 2006 to 2010 period, increasing to 90.4 % in the period 2016 to 2020. The number of individuals with a graduate or professional degree increased from 7.2% in 2010 to 10.3 % in 2020.

Table 6. Educational Attainment

Educational Attainment	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Population 25 years and over	21,654	(x)	23,701	(x)
Less than 9th grade	966	4.5%	849	3.6%
9th to 12th grade, no diploma	2,131	9.8%	1,438	6.1%
High School Graduate (includes Equivalency)	7,237	33.4%	6,619	27.9%
Some college, no degree	4,308	19.9%	5,129	21.6%
Associate' degree	1,882	8.7%	2,666	11.2%
Bachelor's degree	3,561	16.4%	4,561	19.2%
Graduate or professional degree	1,569	7.2%	2,440	10.3%
Percent high school graduate or higher	(x)	85.7%	(x)	90.4%
Percent bachelor's degree or higher	(x)	23.7%	(x)	29.5%

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Employment

Tables 7 and 8 provide employment and occupation data according to the American Community Survey (ACS) from the U.S. Census Bureau. Between 2010 and 2020, the City's labor force decreased slightly from 67.7% to 65%. The City labor force unemployment rate in 2010 was 6.1%, decreasing to 4.7% in 2020.

In 2010, 32.3% of the labor force was engaged in management, business, science, and arts occupations, which decreased to 31.3% in 2020. Service occupations increased from 18% to 22.1%, while natural resources, construction, and maintenance occupations experienced a slight decrease from 11.8% to 11.4%. Other occupations in the City decreased between 2010 and 2020. Sales and office occupations saw the largest decrease from 29% to 25.8%; production, transportation, and material moving occupations increased from 8.9% to 9.5%.

Table 7. Employment Status

Employment Status	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Population 16 years and over	24, 206	(x)	26,060	(x)
In labor force	16,383	67.7%	16,938	65.0%
Civilian labor force	16,301	67.3%	16,938	65.0%
Employed	14,829	61.3%	15,708	60.3%
Unemployed	1,472	6.1%	1,230	4.7%
Armed forces	82	0.3%	0	0.0%
Not in labor force	7,823	32.3%	9,122	35.0%

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Table 8. Occupation

Occupation	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	14,829	(x)	15,708	(x)
Management, business, science, and arts occupations	4,784	32.3%	4,909	31.3%
Service occupations	2,663	18.0%	3,477	22.1%
Sales and office occupations	4,301	29.0%	4,052	25.8%
Natural resources, construction, and maintenance occupations	1,755	11.8%	1,785	11.4%
Production, transportation, and material moving occupations	1,326	8.9%	1,485	9.5%

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Table 9 lists the top employers in Broward County according to Broward County's 2022 Comprehensive Annual Financial Report.

Table 9. Broward County Principal Employers

Principal Employers in Broward County (2022)			
Employer	**Employees**	**Rank**	**Percent of Total County**
Broward County School Board	33,022	1	3.04%
Memorial Healthcare System	14,000	2	1.29%
Broward County Government	12,681	3	1.17%
Broward Health	9,824	4	0.91%
Nova Southeastern University	6,181	5	0.57%
FirstService Residential	5,400	6	0.50%
HEICO	4,532	7	0.42%
Broward College	4,170	8	0.38%
Spirit Airlines	3,947	9	0.36%
American Express	3,500	10	0.32%

Source: Broward County's 2022 Comprehensive Annual Financial Report.

Income

Table 10 shows income data according to the American Community Survey (ACS) from the U.S. Census Bureau. The median household income in Dania Beach increased from $44,569 to $45,187 between 2010 and 2020, possibly due to the economic expansion that followed the great recession. The mean household income increased significantly from $55,364 to 71,469 during this time.

Between 2006 and 2010, 20.7% of total households in the City of Dania Beach earned an income between $50,000 and $74,999. However, by 2020 that figure had decreased to 14.1%. In 2020, the highest percentage (16.3%) of all income levels was between $35,000 and $49,999.

Between 2006 and 2010, 1.6% of the population of the City earned more than $200,000, which increased to 4.1% during the 2016-2020 period.

Table 10. Income

Income	City of Dania Beach			
	2010		2020	
	Estimate	Percent	Estimate	Percent
Total Households	12,749	(x)	12,234	(x)
less than $10,000	1,080	8.5%	1,102	9.0%
$10,000 to $14,999	978	7.7%	722	5.9%
$15,000 to $24,999	1,659	13.0%	1,366	11.2%
$25,000 to $34,999	1,423	11.2%	1,525	12.5%
$35,000 to $49,999	1,888	14.8%	1,990	16.3%
$50,000 to $74,999	2,643	20.7%	1,719	14.1%
$75,000 to $99,999	1,491	11.7%	1,322	10.8%
$100,000 to $149,999	1,158	9.1%	1,413	11.5%
$150,000 to $199,999	229	1.8%	578	4.7%
$200,000 or more	200	1.6%	497	4.1%
Median household income (dollars)	44,569	(x)	45,187	(x)
Mean household income (dollars)	55,364	(x)	71,469	(x)

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Poverty Level

Table 11 presents the percentage of people and families whose income in the past calendar year was below the poverty level. Federal poverty levels are used to determine eligibility for certain programs and benefits. Poverty level is a measure of income level issued annually by the Department of Health and Human Services. As experienced elsewhere, the economic downturn and subsequent increase of unemployment during the great recession impacted income and raised the number of families and people under poverty level in the City of Dania Beach. However, those percentages have decreased due to the economic expansion that followed.

The number of families and people below the poverty level in the City decreased from 2010 to 2020. All families decreased from 12.7% to 11.4%; all people below the poverty level increased slightly from 15.3% to 16.3%. The number of families in the City with female householders (no husband present) increased from 21.2% to 28.1% during this time. More families with female householders (no husband present) were under the poverty level in comparison with married couple families.

Table 11. Poverty Level

Poverty Level	City of Dania Beach	
	2010	2020
	Percent	Percent
All families	12.7%	11.4%
With related children under 18 years	16.1%	19.3%
With related children of householder under 5 years	13.6%	21.9%
Married couple families	8.8%	6.1%
With related children under 18 years	12.5%	9.1%
With related children of householder under 5 years	12.5%	3.9%
Families with female householder, no husband present	21.2%	28.1%
With related children under 18 years	23.9%	41.3%
With related children of householder under 5 years	20.4%	79.9%
All people	15.3%	16.3%
Under 18 years	21.1%	25.3%
18 to 64 years	13.1%	14.2%
65 years and over	17.4%	13.0%

Source: U.S. Census Bureau; 2006-2010 American Community Survey & 2016-2020 5-Year American Community Survey.

Population Projections

Table 12 presents permanent population projection based on Shimberg Center for Housing Studies, Bureau of Economic and Business Research of the University of Florida. The City's population is expected to remain stable over the next 20 years unless the City pursues a major annexation program or attracts higher-density redevelopment in the future.

Table 12. Projected Total Population, City of Dania Beach, 2010-2050

Projected Total Population City of Dania Beach 2010-2050								
Year	2010	2020	2025	2030	2035	2040	2045	2050
Total:	29,639	31,723	32,537	33,121	33,554	33,879	34,147	34,371

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

Table 12-1. provides projections of the City's permanent and seasonal populations through the year 2050. The seasonal population was calculated based on US Census Data of vacant seasonal

units and number of person per household for 2010 and 2020 (2010: 1,250 vacant seasonal units x 2.276 PPH=2,845 people) (2020: 1,804 vacant seasonal units x 2.35PPH=4,239 people). The seasonal population projection was estimated based on population change ratio.

Table 12-1. Resident and Seasonal, City of Dania Beach, 2010-2050

Year	2010	2020	2030	2040	2045	2050
Permanent Population	29,639	31,723	33,121	33,879	34,147	34,371
Seasonal	2,845	4,239	4,400	4,567	4,643	4,741
Total	**32,484**	**35,962**	**37,521**	**38,446**	**38,790**	**39,112**

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

The above table does Not take into consideration the proposed Regional Activity Center (RAC) text amendment that the City is currently processing (the subject amendment was transmitted to the State on September 11, 2023). The RAC amendment includes 4,000 units, and utilizing 2.61 people per household (PPH included on the subject amendment package), the added population will be 10,440 people by the year 2045; and the total population for the subject year will be 49,552 people.

Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017

The subject document was prepared by the Broward County Planning and Development Management Division (PDMD). It is an update of the Population Forecast and Allocation Model (PFAM) initially developed in 2012. The 2017 update assigns the forecasted estimates from the University of Florida's Bureau of Economic and Business Research (BEBR), "Detailed Population Projections by Age, Sex, Race, and Hispanic Origin, for Florida and Its Counties, 2020-2045, With Estimates for 2015" to Broward County's 2012 Traffic Analysis Zones (TAZ) and municipalities. BEBR forecasts are updated annually in June to reflect new population estimates for the previous calendar year.

"PFAM is updated every three years to allocate the most recent countywide population estimate to each of the municipalities based on local development patterns. This allocation is then modified for future years based on anticipated changes to development patterns. The last PFAM update occurred in 2014 using BEBR population estimates for 2012. PFAM 2017 applies BEBR 2016 projections that reflect population estimates for 2015. BEBR forecasts are assigned to TAZs and municipalities utilizing a household-based model. BEBR's forecasts by population age are converted to countywide household forecasts using a weighted average of 2000 and 2010 Census householders by age group data"

"The converted countywide household forecasts are then assigned to TAZs based on the interaction between: (1) The change in the countywide household-size distribution through

forecast periods; (2) The established TAZ-level distribution of households; and (3) The capacity of each TAZ to absorb additional housing units. Since the County's population is expected to continue to grow and change, the future distribution of population and housing by municipality and TAZ is likely to be varied. Input from the local planning and service-delivery entities guided the distribution process. Underlying the distribution process are land development characteristics and the Broward County Land Use Plan".

The following table was adopted from the PFMA 2017 report (page 63), and includes a population projection of 44,329 people by the year 2045.

Table 16

Broward County Population
Total Population by Jurisdiction: 2010 - 2045

Jurisdiction	2010	2015	2020	2025	2030	2035	2040	2045
COCONUT CREEK	53,014	55,226	58,513	59,112	61,447	62,917	63,959	64,885
COOPER CITY	28,543	32,877	33,629	33,251	32,968	33,230	33,844	34,449
CORAL SPRINGS	121,713	125,102	128,844	128,271	130,019	135,647	139,447	142,885
DANIA BEACH	30,063	33,013	35,156	38,087	40,344	41,881	43,129	44,329

Source: Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017.

The report PFMA 2017 report and supporting work products includes the following:

1. "Review and analysis of the BEBR forecasts for the State of Florida and Broward County from 2020 through 2045 in 5-year increments. BEBR also includes estimates for 2015."

2. "Forecasts of Broward County households including housing units, household size, group quarters' population, seasonally-occupied housing units, and all-other vacant units for years 2020 through 2045 in 5-year increments and supporting documentation. PDMD also provides estimates of these figures for base year 2015, based upon BEBR estimates for 2015."

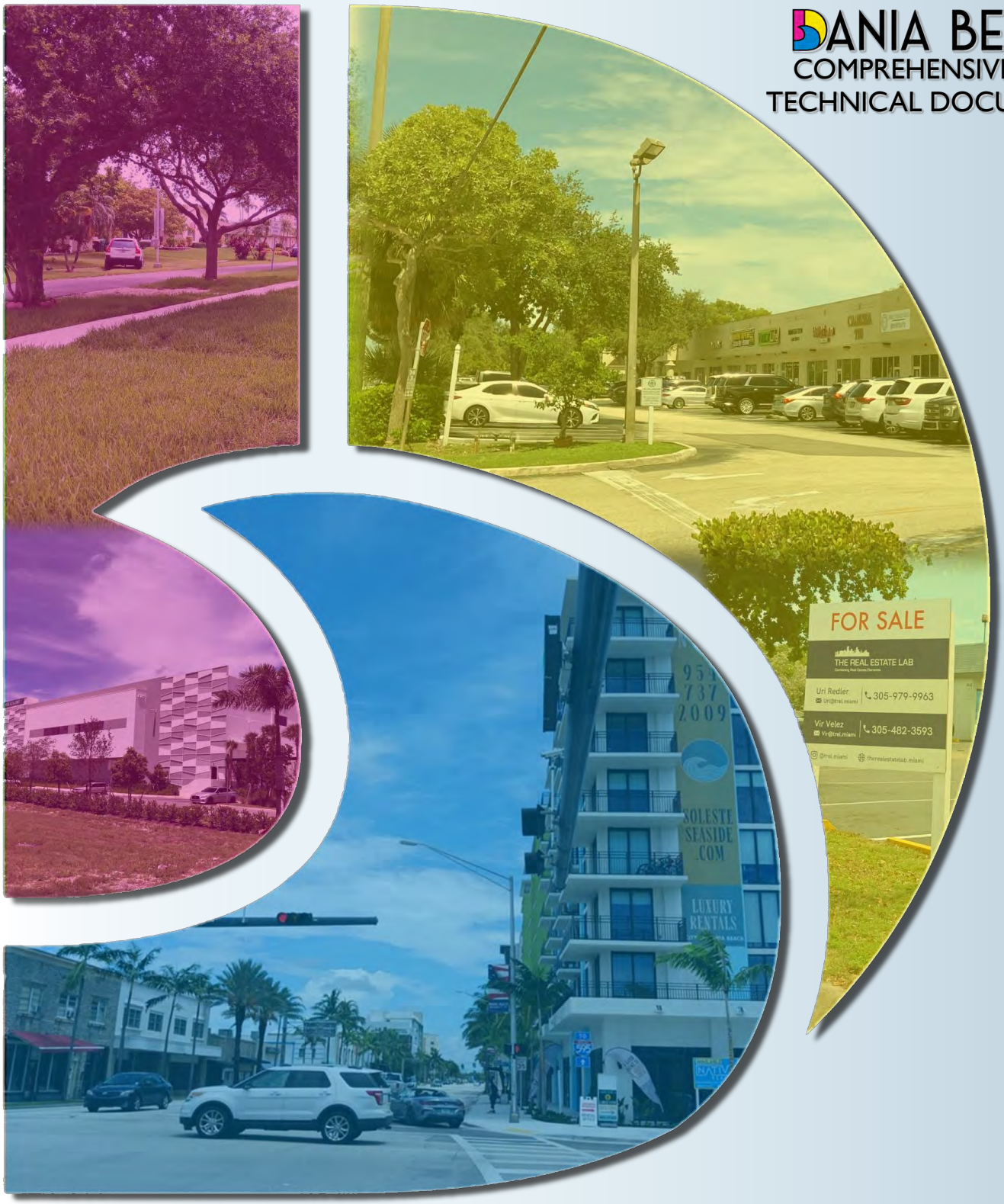
3. "TAZ level forecasts of the housing and population data (from #2 above), including supporting reports analyzing the inputs into this process, such as existing housing trends and approved developments, capacity for additional housing growth, and redevelopment."

In summary, because the City has only 4% of vacant land, future population growth in Dania Beach will depend largely on infill, redevelopment and annexation of unincorporated pocket areas.

REFERENCES AND SOURCES

University of Florida Bureau of Economic and Business Research.
U.S. Census Bureau, 2010 & 2020 Decennial Censuses
U.S. Census Bureau, 2016-2010 American Community Survey; 2016-2020 5-Year American Community Survey.
Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020
U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida
Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2017

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



FUTURE LAND USE ELEMENT

DATA & ANALYSIS
CHAPTER 1: FUTURE LAND USE ELEMENT

INTRODUCTION

This chapter presents an inventory and analysis of data for the preparation of the Policy Document (Goals, Objectives, and Policies) of the Future Land Use (FLU) Element and Future Land Use Map (FLUM) for the City of Dania Beach pursuant to Section 163.3177(6), Florida Statutes. This data and analysis section provides the framework for evaluation of key land use issues, challenges and recommendations for the policies presented in the Policy Document.

The Future Land Use Element is the pivotal element of the City's Comprehensive Plan. It recognizes the City's support for its business partners, and the intrinsic value of the City as a residential community and takes on the challenge of setting management goals and techniques which will allow the community to control the type, distribution, and density of development and redevelopment.

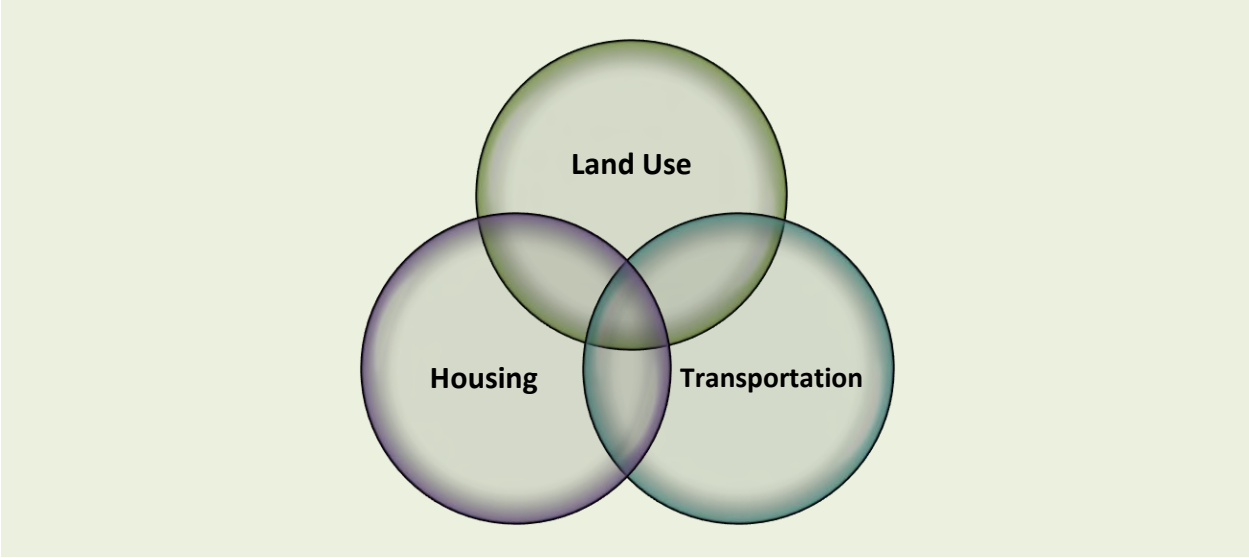
The purpose of the Land Use Element is to review existing land use patterns, analyze trends and challenges and if needed recommend policies to improve identified problems. This can be accomplished by designating appropriate locations for future land uses and establishing a policy framework for managing future growth and redevelopment. These policies focus not only on the location of land uses and the density and intensity of these uses, but also on the form and character of the physical development and redevelopment. This Element of the Plan and the Future Land Use Map have been revised based upon the following:

1. Analysis of existing and future land use patterns;
2. Assessment of current redevelopment trend and related land use challenges;
3. Considerations of green development and redevelopment strategies.

The Land Use Element is the critical mechanism for integrating the policies and strategies of the other elements of the Comprehensive Plan into a coherent and consistent set of land use goals, objectives, and policies. As such, the element must be consistent with all other elements of the Comprehensive Plan and incorporate the concepts and principles of these elements in its land use policies in a manner that *minimizes impacts on natural and historic resources, provides and maintains public services and facilities at adequate levels of service, enhances community character and the quality of life of the City's residents, businesses, and visitors.*

Long range sustainable community planning recognizes the interrelationship between land use, housing, and transportation (Figure 1-1). The Future Land Use Element provides an analyzes and proposed policies to support a sustainable community by supporting mixed uses, walkability and green development and redevelopment to support a balanced and inclusive community. The Future Land Use Map and the policies of this element provide the framework and rationale for the City's land development regulations and the programs that implement the Comprehensive Plan. Pursuant to Chapter 163, Florida Statutes (F.S.), all land development regulations and development permitting actions are required to be consistent with the Future Land Use Element and other elements of the Comprehensive Plan.

Figure 1-1. Relationship between Land Use, Housing and Transportation



EXISTING CONDITIONS

Land Uses Designations

The City of Dania Beach consists of approximately 7 square miles (4,479 acres) and extends approximately four miles east to west and three miles north to south. The City includes a portion of oceanfront to the east which is disconnected from the rest of the City. Dania Beach is one of 29 incorporated municipalities within Broward County.

It is situated south of Fort Lauderdale, north of Hollywood, and east of Unincorporated Broward County. There are several major arterial roadways which transect the City from north to south and east to west. The most significant highway is Interstate-95 in the western portion of the City. Other major roadways within the City include U.S. HWY 1, Dania Beach Boulevard, Griffin Road, Stirling Road, and Sheridan Street. The eastern terminus of I-595 touches the northeast tip of the City, and State Road 84 and I-595 touch the northwest tip of the City.

Approximately 96% of the City is built out, leaving about 4% of the City's land vacant and available for future growth and development. Table 1-1 identifies the Future Land Use

designations within the City as of 2023; and, Table 1-2 provides the land uses in further detail by flexibility zone.

Table 1-1. Future Land Use Acreage

FUTURE LAND USE DESIGNATION	TOTAL NUMBER OF ACRES	PERCENT OF TOTAL
Irregular Res Density (10)	43.85	0.98%
Irregular Res Density (15)	4.89	0.10%
Irregular Res Density (17)	4.82	0.10%
Irregular Res Density (21)	2.06	0.05%
Irregular Res Density (23)	11.4	0.25%
Irregular Res Density (49)	4.93	0.12%
Irregular Res Density (50)	5.64	0.14%
Irregular Res Density (6.0)	177.63	3.97%
Irregular Res Density (12-13)	6.36	0.14%
Commercial	286.62	6.39%
Community Facilities	32.86	0.74%
Conservation	169.33	3.77%
Commercial Recreation	9.04	0.22%
Estate Residential	32.55	0.72%
Employment Center	71.98	1.63%
Electrical Generation Facilities	380.33	8.48%
Industrial	512.43	11.46%
Low (3) Residential	8.99	0.20%
Low (5) Residential	580.72	12.96%
Low-Medium (10) Residential	395.14	8.82%
Medium (16) Residential	202.4	4.52%
Medium-High (25) Residential	87.53	1.95%
Parks & Recreation	114.95	2.56%
Regional Activity Center	1059.75	23.65%
Transportation	189.93	4.23%
Utilities	51.96	1.15%
Water	31.79	0.70%
TOTAL ACREAGE	4479.88	100.00%

Sources: GIS Department, Future Land Use Map, City of Dania Beach (2023).

Figure 1-2. Future Land Use Acreage Chart

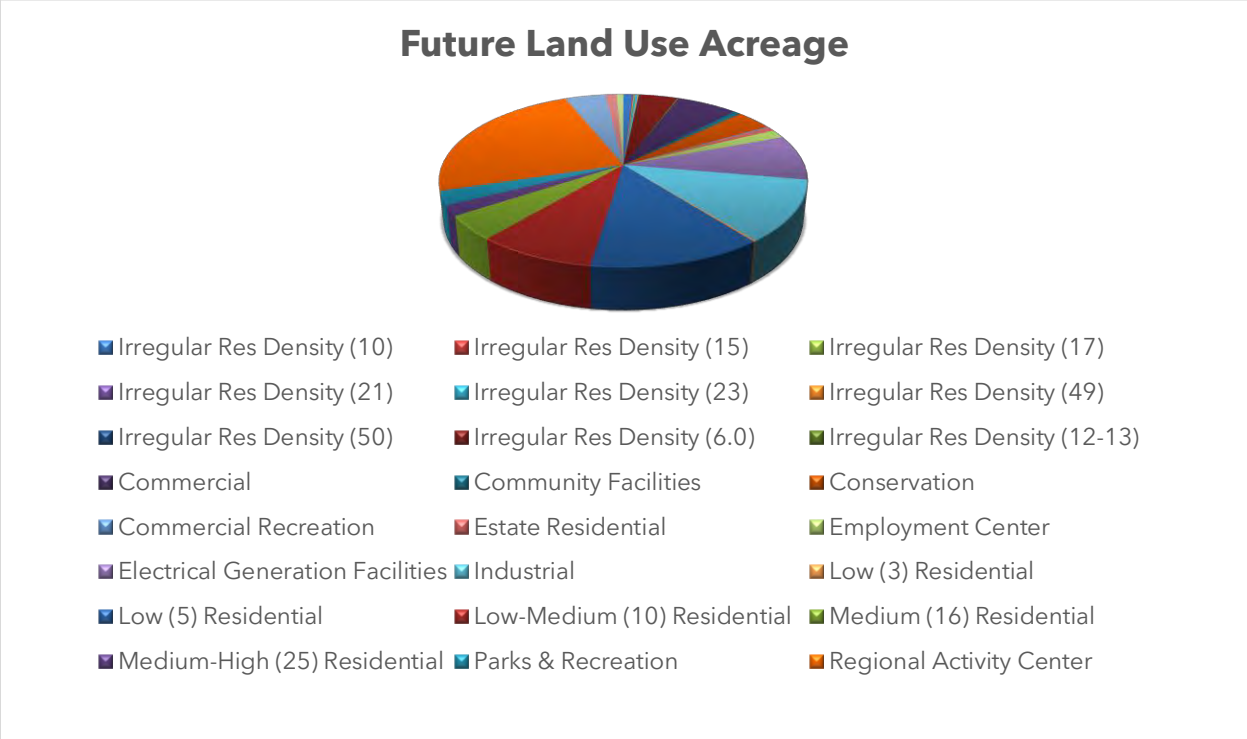


Table 1-2. Unified Flexibility Table

Unified Flexibility Table Updated: August 15, 2023				
Allocation	**Flexibility Units**	**5% Residential-To-Commercial Acres**	**20% Commercial-To-Residential Acres**	**Bonus Sleeping Rooms**
Start – April 23, 2019	830	81.50	47.40	100
(Name, Location Reference No., Date)				
Oak Place, O-2017-038, 1/9/18	21			
Sheridan House, O-2020-004, 2/2619	174			
Griffin Living, O-2020-021, 8/25/20	79			
Dania Townhomes (Under Review 11/18/2022)	2			
Koosh Living/3851 Stirling, O-2022-018 5/24/22	221	0.3		

The following is a description of each Future Land Use designation:

Residential Development

Residential uses occupy approximately 1,536 acres or 34.30% of the existing community. There is an approximate 50/50 split among residential types between low-density multi-family and single-family.

This type of development includes the following Future Land Use Designations:

- Irregular Residential Density (10)
- Irregular Residential Density (15)
- Irregular Residential Density (17)
- Irregular Residential Density (21)
- Irregular Residential Density (23)
- Irregular Residential Density (49)
- Irregular Residential Density (50)
- Irregular Residential Density (6.0)
- Irregular Residential Density (12-13)
- Low (3) Residential
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential

The Single-Family Residential designation is intended primarily to permit development of single-family structures. Single-family structures are designed for occupancy by one family or household. Single-family homes do not include accessory apartments or other facilities that permit occupancy by more than one family or household. Residential units may be site-built (conventional) dwellings, mobile homes, or modular units.

However, provisions may be made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses must be compatible by reason of their nature and limited frequency of occurrence with an overall single-family residential character. Zoning regulations may provide for compatible nonresidential uses either through special zoning districts that may be mapped within areas designated single-family residential or

through conditional use permit provisions incorporated within single-family residential districts. Mobile home parks should accommodate mobile home single-family units, not travel trailers, motor homes, or similar recreational vehicles.

The Medium-Density Residential designation is intended primarily to permit development of two-family and multi-family structures. Two-family structures are those that provide two principal dwelling units, each for occupancy by one family or household. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household.

The High-Density Residential designation is intended to permit development of multi-family structures. Multi-family structures are those that contain three or more principal dwelling units, each for occupancy by one family or household.

Commercial Development

Commercial land use represents approximately 286.62 acres or about 6.39% of the City. The commercial component consists primarily of retail sales but also includes wholesale trade, offices, restaurants, service outlets, and automobile service facilities.

Industrial

Existing industrial use within the City represents about 512 acres or 11.46% of the City. Industrial uses occur in the western portions of the City along I-95 and State Road 84, and in eastern portions of the City along the Dania Cut-off canal and Port Everglades.

Recreation & Open Space/Conservation

Recreational use occupies approximately 284.28 acres or 6.33% of the City. The Recreation and Open Space Element provides more details on the City's Parks and Conservation areas. Private clubhouses located within communities also provide a full range of recreational opportunities for certain residents. Dania Jai-Alai is a unique commercial recreation use located within the City.

Community Facilities

There are a substantial number of community facilities within the City, occupying almost 32.86 acres or 0.74% of the City. There are a variety of public-school facilities including Collins Elementary, Dania Beach Elementary, and Olsen Middle School. The Public-School Facilities Element include more information on the City's community facilities.

Vacant Land

There are approximately 181.147 acres of Vacant land (4%) in the City, please see the Vacant Land Map included in the Map Series. The majority of the vacant land occurs along the I-95 corridor and east of the airport designated for industrial use, and the residential zones in west, south, and southeastern parts of the City.

Portions of the vacant land in the east and southeast are wetland communities containing mangroves. Development in those areas will require permitting through the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, and Broward County Department of Planning and Environmental Protection. Some of this land is currently owned by the State as preservation area, and there is no intent for development the time of this update.

Traffic Circulation

As noted in the Transportation Element, the City of Dania Beach is transected by a variety of federal, state, and county highways. The majority of total traffic demand within the City is served by this series of roadway systems, while collector and local streets are primarily used by Dania Beach residents. These collector and local streets are those streets owned and maintained by the City of Dania Beach. A roadway condition assessment was performed four years ago, and the City is proceeding to make upgrades based on that report. There are no problems or deficiencies on the local roadway system at the present time. The existing land uses within the City, including those with development permits, are adequately served by a smooth and efficient traffic circulation system at the local level.

State Roadways include Griffin Rd, Stirling Rd, Sheridan Street, and Dania Beach Boulevard. None of these streets has a LOS below category D, although Dania Beach Boulevard is low and subject to potential future flooding. County roads include SW 4th Ave, J.A. Ely Boulevard, Bryan Road, SW 40th Avenue, and Old Griffin Road. There are no problems or deficiencies in the County or State roadway systems at the present time.

Federal roadways maintained by the State include US HWY 1 (Federal Highway) and I-95. During rush hour, Federal Highway is a Class F roadway between Griffin Road and Stirling Ave. The roadway cannot be expanded. Lighting and other improvements have not proven successful at eliminating the clogged afternoon rush. Improvements to I-95 are continuous. Currently express lanes and additional travel lanes are being added and connected to I-595.

Sanitary Sewer

The City subscribes to the Broward County 201 program and is responsible for the development, expansion, and maintenance of a collection system, and transmission of wastewater to the Hollywood 201 Plant. The City's wastewater flow is consistent with its agreement with the City of Hollywood and its 201 system. Broward County serves the area west of Ravenswood Road. The City maintains an adequate level of service for the existing and committed development within the City.

Solid Waste

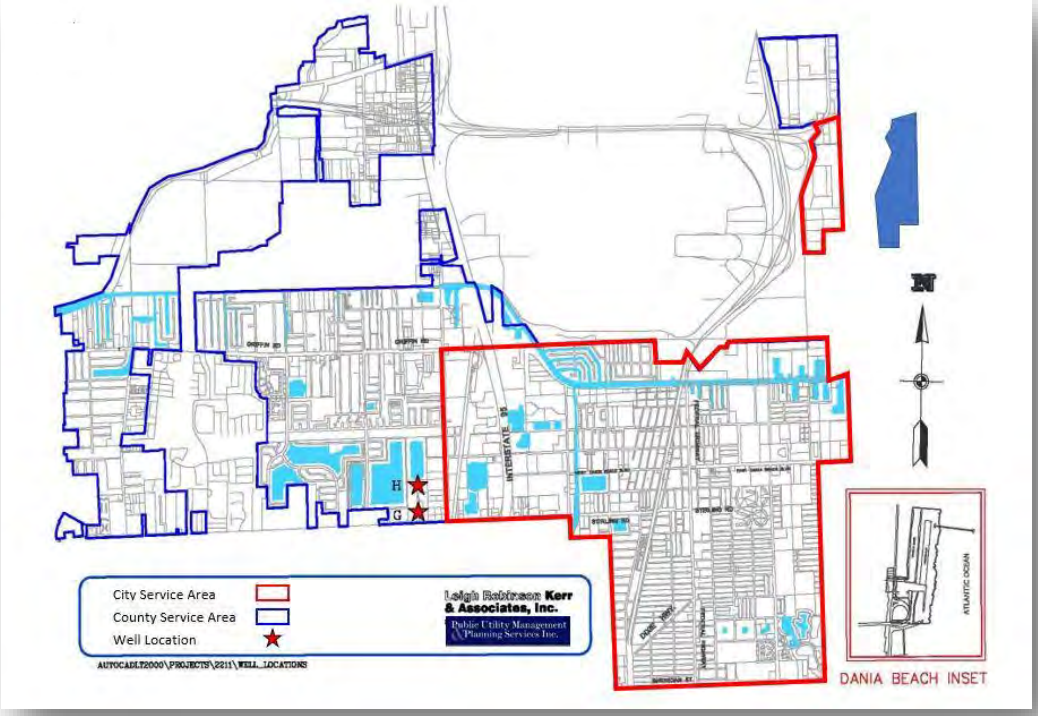
The City contracts with a private company, Waste Management Inc., for its solid waste disposal. At the present time, the City's collection and disposal systems are adequate and provide the proper level of service for existing and committed development within the community.

Drainage

The City of Dania Beach's drainage system is composed of canals and lakes that discharge into the Dania Cut-off Canal and the C-10 Canal. These canals ultimately discharge into the Atlantic Ocean. The drainage system is managed by the South Florida Water Management District, the Broward County Water Resources Management Division, and the City's Public Services Department. The drainage system adequately serves the existing community and committed development.

Potable Water

The City's water service supplies the area located east of Ravenswood Road. The Department of Public Services is responsible for the potable water treatment system and distribution. The remainder of the City, west of Ravenswood Road, is served by Broward County Water and Wastewater Services (BCWWS) District 3A. Refer to Service Area Map below.



The City's Water Supply Facilities Work Plan, adopted by reference and included as Attachment I of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, contains detailed information indicating adequate water supply is available through the required 10-year planning period.

Natural Groundwater Aquifer Recharge

Broward County has embarked upon a Wellfield Protection program that prohibits and/or regulates hazardous toxic substances within areas that may impact public utility water supply wellfields. The City of Dania Beach has connected to the County's regional raw water system which supplements the City's wells for requirements above 2 million gallons per day (MGD).

Dania Beach requires water-conserving fixtures in new construction to further protect the City's natural groundwater. The City also implements emergency plans when drought conditions warrant, which plans are in conformance with the South Florida Water Management District's plans and policies.

Physiography, Drainage and Minerals

Dania Beach's topography is nearly level. The soil is underlain by limestone which is porous, allowing water to move through it laterally for long distances. The major drainage basins serving Dania Beach are the C-10 Canal and the Dania Cut-off Canal. These canals are under the management and control of the South Florida Water Management District. Physiography, topography, and drainage do not present impediments to development within the flex zone.

Soils and Wetlands

Soil type is an important factor affecting a land's development potential. A variety of soil types occur in Dania Beach. However, there are only two soil types in the undeveloped portions of the City that require some modification prior to construction. These soils are the perrine and pennsucco series. The perrine series consists of nearly level, poorly drained soils on coastal lowlands. The pennsucco series consists of nearly level, and very poorly drained soils on coastal lowlands and swamps.

Both of these soils typically contain wetland species that require permitting through the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, and the Broward County Department of Planning and Environmental Protection prior to issuance of a development permit. Many of these wetlands have been substantially impacted over time and are experiencing a great deal of stress.

The Unified Flexibility Zone contains wetlands with perrine and pennsucco series soil types, with considerable wetland vegetation north and east of Taylor Road. and east of S.E. 5th Avenue and S. Dania Beach Boulevard. Most of the latter property has been acquired by Broward County as the Dania Salt Marsh. When considering these areas for on- and off-site mitigation, care must be taken to conserve and enhance the overall biological integrity of the site.

As noted above, the primary concern for the development of vacant lands as it relates to soils are the areas containing existing wetland vegetation which must be conserved and improved by the City.

Wellfields

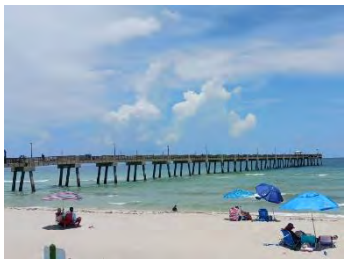
The Broward County Water Resources Management Division is responsible for the development of a comprehensive future wellfield study. There are no future sites proposed in the City.

Lakes, Beaches, and Shores

All the beachfront property within the City of Dania Beach is held in public ownership. There is a lease agreement for restaurants/shopping facilities on a portion of the property; however, this development does not impact the existing beaches or shores. There is no further development contemplated within the beaches or shores area.

The estuarine system within the City is minimal and primarily related to mangrove communities. hese mangrove communities are of mixed variety and have been substantially impacted. There is, however, a substantial healthy mangrove community within the City of Hollywood immediately east of Dania Beach. It consists of approximately 2,000 acres. The vast majority of this area is under public ownership and is known as West Lake Park. In addition, Broward County acquired the Dania Salt Marsh east of Southeast 5th Avenue between Dania Beach Boulevard and Sheridan Street.

All of the rivers, bays and lakes within the community are man-made. The drainage canal system comprises the City's rivers, and the lakes were excavated to meet fill requirements for development both in and outside the City of Dania Beach. There are no harbors within the City of Dania Beach. However, there are marine yacht basins situated along Dania Cut-off Canal.

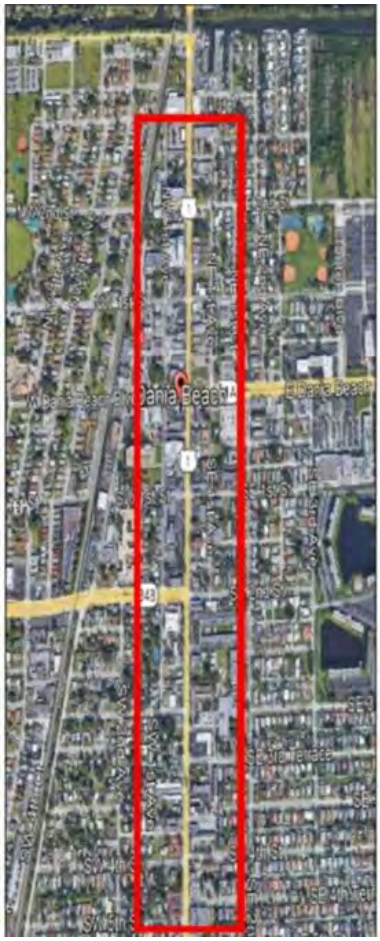


Arts and Entertainment District

The City of Dania Beach Arts and Entertainment District designation seeks to create a haven where artistic pursuits thrive and entertainment comes alive. This carefully curated district is designed to facilitate a seamless interplay between various artistic genres, cultural experiences, and recreational activities.

The designation envisions a district that becomes a living, breathing embodiment of creativity, inviting residents and visitors alike to engage, explore, and be inspired. The district aims to establish dedicated spaces for galleries, studios, theaters, performance venues, and interactive installations. These spaces will serve as incubators for innovation, nurturing artists and performers as they weave their narratives into the urban tapestry. Additionally, the designation emphasizes the importance of mixed-use developments that seamlessly integrate residential, commercial, and cultural spaces, creating a vibrant 24/7 environment.

The core area of the Arts and Entertainment District is located on the east side of Federal Highway to NW 2nd Ave/NW 3rd St to SE 5th St.



The following are the characteristics of the art and entertainment district:

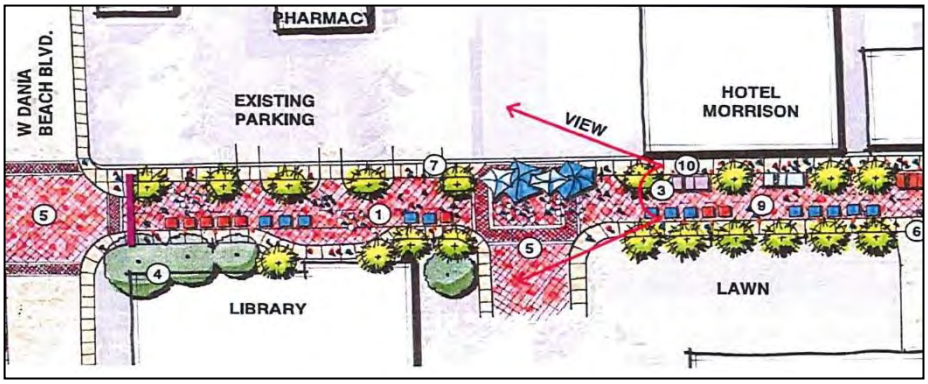
- Include multiple attractions such as shopping, dining, art galleries/facilities, and events.
- Vitally important: create a foundational infrastructure incorporating three core activities: teaching, developing, and showcasing the arts.
- Attract new investment, creative businesses, arts tech businesses, residents, and tourists to the district.
- Increase new businesses generated by residents or graduates of local colleges.
- Increase employment opportunities.

Dania After Dark is a successful monthly street festival held in Dania Beach on the second Saturday of each month. The event includes entertainment, art, and food. It is held at a central civic node in the city, which includes City Hall, Library, Fire Station, and Chamber complex along W. Dania Beach Blvd. The festival is part of a larger marketing effort to educate residents on the importance of revitalization and safety in downtown Dania Beach and promotes pedestrian traffic through the activation of streets and public spaces during the event.

This and other downtown activities reinforce the importance of street design and infrastructure requirements in the area. The City is considering complete street designs and an emphasis on an arts district concept to help improve pedestrian safety and to increase the activity of the NW/SW 1st Avenue corridor that runs parallel with S. Federal Highway. City parks are dispersed throughout the geography and provide good neighborhood access.

West 1st Avenue Public Realm Project

Incorporating complete streets principles into an Arts and Entertainment District underscores the commitment to creating a dynamic, accessible, and engaging space where art, culture, and community intersect. This approach not only enhances the visitor experience but also contributes to the District's long-term success and vitality.



Enhancing the public realm corridors with landscaping and other design treatments has been a focus of previous plans and should continue to be a priority in order to improve the walking and visual experience of these corridors. One option enhancing the Federal Highway corridor is to install lighted signal improvements in key locations. This would not only enhance safety and convenience but also provide a visually appealing feature adding definition to the Dania Beach Downtown Sub Area and reinforcing the special character of the Arts & Entertainment District. FDOT review and approval would be required prior to such an installation.

Backlit traffic signal post wrap would look day and night, showcasing its potential for enhancing the corridor. Pursuing small-footprint but large-impact improvements such as these are effective ways to create a more attractive and enjoyable experience for those using the corridor.

Central City Node

The Central City Node. This strategic core within the comprehensive plan is not just a geographical point; it's a nexus of possibilities, a crossroads of culture, commerce, and community that defines the essence of the city's identity.

TRENDS AND CHALLENGES

Dania Beach has grown gracefully thought the years. The dedication of the city to preserve community values has resulted in a highly desirable quality of life that attracts permanent and seasonal residents as well as businesses partners. In addition, the impact beyond the City's limits has increased since Broward County has grown immensely in the last several decades.

The City's long term vision is to embrace and support the attributes of a Sustainable Community that manages its resources and assets to meet current needs while supporting that adequate resources are available for future generations.

Sustainable principles include a balance of social, economic and environmental components. The attributes of a Sustainable Community are as follows:

- Protect Quality of life of residents and support business community
- Embrace Community Participation and Dialogue
- Preserve Historic Character & community Identity
- Protect its Natural and Built Environment, encourage Urban forestry
- Adopt sea level rise policies and regulations
- Provide Walkable, Mixed-Use Developments and Support Multi-Modal Transportation Network
- Promote Sustainable Practices (drainage, green buildings and site plans, etc.)

This section will present the trends and challenges in the framework of the 10 to 20 years planning horizon.

Redevelopment & Infill

Dania Beach is an intensely developed coastal community with only 4% of vacant land
Since the City is entering a new phase of "built-out" status, this means that Dania Beach will experience increase redevelopment and infill development.

The City of Dania Beach includes Community Development Block Grant target areas as identified in the Broward County Redevelopment Plan. Chapter 163 (Florida Statutes) Community Redevelopment Plan identifies the existing physical and socioeconomic development conditions within the target area. The boundaries of the target area generally lie west of U.S. 1, south of Old Griffin Road, east of the C-10 Canal and north of the Sheridan Street. The 163 Plan addresses the need for redevelopment within this area, including renewal of blighted areas and the elimination or reduction of uses inconsistent with the community's character.

In addition, the City of Dania Beach has significant opportunities for redevelopment in other areas of the community. Many of these have been identified in a recent study prepared by the City of Dania Beach. These redevelopment activities are consistent with the Urban Infill amendments and Eastward Ho movements currently ongoing in Southern Florida and, particularly, in Broward County. The City will adopt land development regulations consistent

with the permitted uses of the land use plan as it applies to redevelopment and encourages redevelopment in the City.

Since density and uses have a significant impact on the 10 and 20 years planning horizon, the following land use analysis relates to the amount of land needed to accommodate the projected population. A description of the land use categories and related density follows.

The Future Land Use Plan Map is attached as an atlas indicating a land use classification for each area in the municipality. Within each classification there are a variety of permitted uses. The community reserves the right to further restrict all uses through its zoning ordinances. The permitted uses outlined in this section enumerate the uses that may be permitted by the City's Zoning Ordinances.

1. Residential Use

The areas designated for residential land use on the Future Land Use Map are intended primarily for dwellings, and for uses related to a residential environment, including neighborhood shopping centers, neighborhood parks, schools, etc.

Permitted Uses: the following uses are permitted in areas designated residential:

- Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Map and as explained in the following subsection entitled "Density Calculations."
- Home occupations and other uses accessory to a dwelling unit.
- Hotels, motels, and similar lodging establishments on parcels of property designated Low, Medium (10), or higher. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the Future Land Use Map designation. This use is further limited by the City's Land Development Code.
- Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- Community facilities designed to serve the City's residential area such as schools, day care centers, churches, nursing homes, governmental administration, police and fire protection facilities, libraries, and civic centers.
- Utilities, excluding the following uses: water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities, solid waste disposal and transfer stations, and hazardous waste (medical or other uses) processing, transfer, or disposal facilities.
- Communication facilities, if deemed appropriate by the local jurisdiction.
- Agriculture.
- Offices and/or retail sales of merchandise or services, subject to the following limitations and provisions:
  (1) No more than five (5%) percent of the area designated for residential use on the Future Broward County Land Use Map (Series) within the Flexibility Zone may be used for offices and/or neighborhood retail sales of merchandise, or services.

(2) No added contiguous area used for offices and/or neighborhood retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as attached; located within 500 feet; or separated only by streets and highways, canals and rivers or easements.

- On parcels of land designated by the City's Future Land Use Plan at a residential density of at least ten (10) dwelling units per gross area, recreational vehicle sites at a maximum density of the maximum number of dwelling units designated for the parcel by the City's Future Land Use Plan if location of recreational vehicles on the parcel of land for more than six months in any twelve month period is permitted, or double such number of dwelling units if such location is prohibited for more than six months in any twelve month period; and
- Special Residential Facilities subject to meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection meeting density provisions by Category type stated below; the limitations as expressed by the land use plan map; and, if applicable, the provisions regarding the use and allocation of reserve units, flexibility units, or bonus sleeping rooms.

NOTE: *Penal, correctional, and re-entry facilities are prohibited.*

Density Provisions: the following densities applied to areas designated residential:

- Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

a. Residential Density

Density Standards in Residential areas are shown on the Future Land Use Map according to eight (8) ranges of density:

1. The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre (reserved).
2. The Low (2) Residential category permits up to two (2) dwelling units per gross acre (reserved).
3. The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
4. The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
5. The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
6. The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
7. The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.
8. Mixed Use

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Hotels, motels, and similar lodging establishments are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.

Density Calculation

All references to density within the Future Land Use Plan mean gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Future Land Use Plan.

Calculations of acreage covered by different land use categories on the Broward County Future Land Use Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The Intracoastal Waterway, and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Dania Beach Future Land Use if the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Dania Beach Future Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500-unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

Dashed-Line Areas

Some areas have been marked on the Future Land Use Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

Flexibility Units

"Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Map (Series) and the number of dwelling units permitted within the flexibility zone by the City's certified Future Land Use Plan Map.

Since the Dania Beach Future Land Use Plan Map may be more restrictive than the Broward County Future Land Use Map (Series), available flexibility units may be utilized by the City to rearrange residential densities. Rearrangement of residential densities utilizing flexibility units shall be administered within "flexibility zones." The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein will be subject to the provisions of Policy 1.02.01 and Policy 13.01.10 of the Broward County Land Use Plan and "Administrative Rules Document: Broward County Land Use Plan."

The maximum number of dwelling units permitted in a flexibility zone by the Dania Beach Future Land Use Map shall not exceed the number of dwelling units permitted in the flexibility zone by the Broward County Future Land Use Map (Series).

Reserve Units

"Reserve units" mean additional permitted dwelling units equal to up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Map (Series).

- Allocation of reserve units will be administered within "flexibility zones" and will not require amendment of the Future Land Use Plan. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein will be subject to the provisions of Policy 1.02.02 and Policy 13.01.10 of the Broward County Land Use Plan and the "Administrative Rules Document: Broward County Land Use Plan."

The number of reserve units in a flexibility zone will be fixed at the adoption of the Broward County Future Land Use Map (Series). The number of reserve units assigned to a parcel designated for residential use on the Dania Beach Land Use Plan Map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local Future Land Use Plan Map. Notwithstanding the Future Land Use Plan, zoning, and the applicable Land Development Regulations, density higher than fifty (50) dwelling units per gross acre is prohibited.

2. <u>Commercial Use</u>

The areas designated for commercial use on the Future Land Use Map provide land area for business, office, retail, service, and other commercial enterprises which support the resident and tourist populations of Dania Beach.

Uses permitted in areas designated commercial are as follows:

- Retail uses.

- Office and business uses.
- Wholesale, storage, light fabricating, and warehouse uses, if deemed appropriate by the local jurisdiction.
- Hotels, motels, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
- Recreation and open space, cemeteries, and commercial recreation uses.
- Community facilities and utilities (excluding landfills), if deemed appropriate by the local jurisdiction.
- Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection, subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection, subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Non-residential agricultural uses.
- Residential uses are permitted, without the need to amend the local Future Land Use Plan Map, provided that the local government entity applies flexibility or reserve units to the parcel and:

    i. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
    ii. The first floor of mixed commercial/residential structures is confined to commercial uses; and/or
    iii. For parcels five (5) acres in size or less, free-standing multi-family residential uses are permitted. Within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted on parcels ten (10) acres in size or less; and/or
    iv. For mixed commercial/residential developments greater than five (5) acres in size or 10 acres within areas designated on the County plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or

v. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

- Transportation and communications facilities utilities.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

3. Downtown Development District (D.D.D.) Commercial Use

The areas designated as D.D.D. commercial on the Future Land Use Plan Map provide for business, office, retail, and service activities appropriate for development and redevelopment of the Dania Beach Central Business District. Commercial uses shall be encouraged through flexible development incentives designed to encourage tax-intensive uses consistent with redevelopment of the Dania Beach Retail Core.

Uses permitted in areas designated D.D.D. commercial are as follows:

- Retail uses.
- Designer Showroom Facilities.
- Office and business uses.
- Wholesale, storage, light fabricating, and warehouse uses, if deemed appropriate by the local jurisdiction.
- Hotels, motels, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
- Recreation, open space, and commercial recreation uses.
- Community facilities and utilities (excluding landfills), if deemed appropriate by the local jurisdiction.
- Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Transportation and communications facilities utilities.

Residential uses are permitted, without the need to amend the local Future Land Use Plan Map, provided that the local government entity applies flexibility or reserve units to the parcel and:

a. The residential floor area does not exceed 50 % of the total floor area of the building; and/or

b. The first floor of mixed commercial/residential structures is confined to commercial use; and/or
c. For parcels five (5) acres in size or less, free-standing multi-family residential uses are permitted. Within areas designated on the County Plan Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted on parcels ten (10) acres in size or less; and/or
d. For mixed commercial/residential developments greater than five (5) acres in size (or 10 acres within areas designated on the County Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or
e. Residential units within the same structure as commercial uses for the owner, manager, or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

4. Office Park

Office Park areas are designated on the Future Land Use Plan Map to encourage the location of planned office complexes and corporate headquarters in Dania Beach. Office Park areas should ensure a campus-like atmosphere with substantial buildings and ample open space.

Employee services such as shopping and eating establishments should be allowed, but should be limited to areas within buildings primarily devoted to office use.

Uses permitted in areas designated office park are as follows:

- Offices for uses such as administrative, professional, and business purposes.
- Banking and financial institutions. Educational, scientific, and industrial research facilities; research laboratories and medical or dental laboratories.
- Restaurants and personal services which are accessory to the primary office uses.
- Community facilities
- Special Residential Facility Category (2) development, as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provision.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions;

each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Utilities excluding landfills.
- Communication facilities.
- Non-residential agricultural uses.
- Recreation and open space uses.
- Hotels, motels, or similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

5. Commercial Use

Commercial Recreation areas are designated on the Future Land Use Map to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, many of these facilities were conceived as profit-making enterprises.

Those uses permitted in areas designated commercial recreation are as follows:

- Outdoor and indoor recreation facilities such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, dog and horse racing facilities.
- Accessory facilities, including outdoor and indoor recreation facilities that are determined by the local government entity to be an integral part of and supportive to the primary recreation facility (excluding residential uses).
- Hotels, motels, and similar lodging establishments which are ancillary to the primary commercial recreation use.
- Other active and passive recreation uses.

6. Industrial Use

The purpose of reserving land for industrial uses is to provide an opportunity for the retention and expansion of Dania Beach's economic base activities. Although other uses are permitted in areas designated industrial, at least eighty (80%) percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment-based activities.
Uses permitted in areas designated industrial are as follows:

- Light and heavy industrial uses.
- Marine industrial uses.
- Heavy commercial uses, including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.

- Educational, scientific, and industrial research facilities, research laboratories, and medical or dental laboratories.
- Office uses.
- Transportation and communication facilities.
- Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- Community facilities and utilities.
- Non-residential agricultural uses.
- Ancillary commercial uses within buildings devoted to primary industrial uses.
- Wholesale uses.
- The following uses may also be permitted subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan as long as the total area of these uses does not occupy more than twenty (20%) Percent of the industrial land designated on the Broward County Future Land Use Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:

    i. Commercial and retail business uses.
    ii. Hotel, motel, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.
    iii. Communications facilities.

- Residential units within the same structure as industrial uses for the owner, manager, or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or reserve units.

NOTE: *Penal, correctional, and re-entry facilities are prohibited.*

7. <u>Employment Center Use</u>

Employment Center areas are designated on the Dania Beach Future Land Use Map to encourage non-residential development compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of Dania Beach's economy as well as technology and service-based activities.

Uses permitted in areas designated employment center are as follows:

Principal Uses:

- Light Manufacturing.
- Office.
- Research and Assembly.
- Hotels, Motels, and similar lodging establishments. Within the Coastal High Hazard Area, the density for hotels, motels, and similar lodging establishments is limited to fifty (50) units per acre.

- Restaurants and Personal Services.
- Community Facilities.
- Non-residential Agricultural Uses.
- Communication Facilities.
- Residential uses are permitted without the need to amend the local Future Land Use Plan Map, provided that the local government applies flexibility or reserve units to the parcel in the following manner:

  (a) For parcels five (5) acres in size or less, free-standing multi-family residential uses are permitted; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas, free-standing multi-family residential uses are permitted on parcels 10 acres in size or less.
  (b) For mixed use developments greater than five (5) acres in size (or 10 acres within areas designated on the County Plan Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan Future Land Use Map as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas), or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

Accessory Uses (limited to less than fifty (50%) percent of the site):

- Transportation and Utilities.
- Storage.
- Retail within building occupied by another principal use.
- Recreation and Open Space.
- Commercial and retail business uses may also be permitted as long as the total area of these uses does not consume more than twenty (20%) percent of the employment center land designated on the Broward County Future Land Use Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use. Said uses are subject to the review and approval requirements of Policy 13.01.10 of the Land Use Element of the County's Comprehensive Plan.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

8. Recreation and Open Space Use

The primary intent of the Recreation and Open Space category is to accommodate Recreation and Open Space uses to serve public recreation needs. In general, land uses within this

category are low intensity in character with a minimum of impervious surface coverage and retaining as much natural vegetation and landscape as possible.

Areas designated as Recreation and Open Space on the Future Land Use Map include existing public and private park sites and existing cemetery sites intended to remain as permanent open space.

Those uses permitted in areas designated Recreation and Open Space are as follows:

- Passive recreational uses, including, but not limited to, nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- Golf courses which are intended to remain as permanent open space.
- Camping ground and facilities.
- Cemeteries.
- Active recreational uses, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
- Outdoor cultural, educational, and civic facilities, including, but not limited to animal exhibits, habitats, band shells, and outdoor classrooms.
- Concessions only when accessory to the above uses.

9. Community Facilities Use

Community Facilities areas are designated on the Future Land Use Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Community facilities may be permitted at the discretion of Dania Beach in areas designated residential, commercial, office park, agricultural, industrial, and employment center. Civic and cultural buildings may also be permitted in areas designated for Recreation and Open Space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated community facilities are as follows:

- Community facilities including schools, churches, hospitals, governmental administration offices, police and fire stations, civic centers, courts, nursing homes, cemeteries, parks, and recreation facilities.
- Special Residential Facility Category (2) developments as defined in the "Definitions" subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions.
- Special Residential Facility Category (3) developments as defined in the "Definitions" subsection. Subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities Provisions, each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

NOTE: Penal, correctional, and re-entry facilities are prohibited.

10. Transportation Use

Existing airports, Sea Port, and existing and proposed Expressways are designated for transportation use on the Future Land Use Plan Map. The following uses are permitted in Transportation areas:

- Port Everglades Transportation Area
  Shipping, warehousing, and, with the exception of residential uses, all other uses which may be permitted by the City of Dania Beach that are consistent with tourism, international trade, and marine commerce.
- Air Transportation Areas
  Airports and related facilities, which are compatible with existing residential areas and Dania Beach land uses, designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation, maintenance facilities, cargo distribution terminals, transit warehousing, and other compatible uses, and those land uses—except permanent residences—permitted in the recreation and open space, commercial recreation, and agricultural land use categories.
- Expressways
  Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage, and parks are permitted in proposed Expressways. Such provisions are intended to provide owners of property within proposed Expressways with limited uses that do not interfere with the long-term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction of an expressway be allowed.

  Proposed Expressways shall have an underlying Residential Future Land Use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway must be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway uses.

  If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent Land Use designation as determined by the appropriate local government entity through the Broward Planning Council (re-) certification process.

11. Utilities Use

Utilities are designated on the Future Land Use Map to ensure the availability of land necessary to provide adequate levels of utility services to meet the current and future needs of Dania Beach. Utilities are permitted in areas designated residential, commercial, office park, industrial, and employment center.

Uses permitted in areas designated utilities are as follows:

- Utilities, excluding landfills.
- Other uses determined to be ancillary to the primary uses described above.

The following uses may also be permitted in the areas designated Utilities as long as the location of such uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

- Recreation and Open Space uses.
- Non-residential agricultural uses.
- Communication facilities.

12. Communication Facilities

Communication facilities such as television and radio stations, relay structures, and telephone facilities are not specifically designated on the Future Land Use Map as a separate category. Such facilities may be permitted in areas designated by the following zoning categories:

- Residential, if deemed appropriate by the local jurisdiction
- Commercial
- Industrial
- Office Park
- Employment Center

13. Special Residential Facilities

In accordance with Broward County Ordinance 85-92, the Land Use element of the Broward County Comprehensive Plan defines categories of Special Residential Facilities for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject, when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility, or bonus sleeping rooms Dania Beach may permit a maximum of one hundred (100) "bonus" sleeping rooms consistent with Broward County Ordinance 85-92, without allocating density, provided such bonus sleeping rooms are permanently dedicated to Special Residential use.

Broward County does not encourage local governments to locate special residential facilities in commercial, office park, or community facilities areas. Special residential facilities should be integrated into residential neighborhoods. However, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in these areas.

Special residential facilities are not specifically designated on the Future Land Use Plan Map as a separate land use category. Special residential facilities are permitted within limitations as stated in the Permitted Uses section of Future Land Use element of the City's Comprehensive plan in the following land use categories:

Definitions of Special Residential Facilities Categories:

Category (1) means:
A housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. Residents include individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly capable of harm to themselves or others. The facility provides a family living environment, including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. Education or training may or may not be provided. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.

Category (2) means:
A housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly capable of harm to themselves or others. The facility provides a family living environment, including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. Education or training may or may not be provided. There may be more than one kitchen within the housing facility. There may be more than one Special Facility Category (2) development on a parcel.

Category (3) means:

- Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly capable of harm to themselves or others;
- Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals;
- Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly capable of harm to themselves or others;
- Any non-for-profit housing facility for unrelated elderly individuals;
- Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

14. <u>Conservation Use</u>

Conservation areas are designated on the Future Land Use Map for the purpose of protecting natural ecosystems. Permitted uses include:

- Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, monitoring facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection, mosquito control, fire control, and the storage and conservation of water.
- Active outdoor recreation uses such as fishing and boating, pursuant to State and Federal regulations.
- Boat ramps and docks.
- Camping facilities, if determined to be appropriate by the local jurisdiction.
- Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers, trails, outdoor research stations, and walkways.

Secret Woods Nature Center is a Natural Reservation designated for conservation use on the Future Land Use Map (Series).

Those uses permitted in Natural Reservation areas designated for conservation are as follows:

- Passive outdoor recreational uses such as wildlife sanctuaries, feeding stations, nature centers, trails, outdoor research stations, and walkways.
- Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal state, regional, county, municipal, or non-profit agency which manages the Natural Reservation.

No agricultural uses have been indicated on the Land Use Plan. Also, while there are a significant number of parks and recreational lands identified on the Plan, no multi-jurisdictional recreation areas are being considered for conservation designation.

Education, public buildings and grounds, and other public facilities are designated as Community Facilities on the Land Use Map. While there are designated historical properties within the City of Dania Beach, it has no designated historical district.

15. Regional Activity Center Use

The intent of the Regional Activity Center (RAC) land use designation is to encourage attractive and functional mixed living, working, shopping, education, and recreational activities in the Dania Beach Community Redevelopment Area. The City of Dania Beach transmitted a proposed Comprehensive Plan Text Amendment to the Regional Activity Center Permitted Uses to the State on September 11, 2023.

The current and proposed uses for the RAC are presented in the table below.

Table 1-3. Regional Activity Center Permitted Uses

Current and Proposed Land Use Dania Beach RAC			
Use	**Current**	**Proposed**	**Net Change**
Residental (du's)	7,818 du's consisting of: 2,348 Single-family 2,165 High-rise 2,047 Townhouses 972 Garden Apt 286 Duplexes	11,818 du's consisting of: 2,348 Single-family 2,165 High-rise 2,047 Townhouses 972 Garden Apt 286 Duplexes 317 Single-Family homes/duplexes 3,683 Multi-family	+4,000 du's: +317 Single-Family homes/duplexes +3,683 Multi-Family
Hotel	640 rooms	640 rooms	No change
Commercial	294 acres plus 500 ksf	264 acres plus 500 ksf	- 30 acres
Industrial	247.5 acres	247.5 acres	No change
Employment Center	74.5 acres	74.5 acres	No change
Community Facilities	36.2 acres	36.2 acres	No change
Parks & Rec (min.)	40.5 acres	40.5 acres	No change
Transportation	6.5 acres	6.5 acres	No change
Conservation (min.)	2.6 acres	2.6 acres	No change
Utilities	2.5 acres	2.5 acres	No change

Flood Prone Areas

The City of Dania Beach has limited flood-prone areas and any development or redevelopment within these areas would have to conform to the flood insurance rate maps. The City fully subscribes to the FEMA flood risk program and all development must conform with FEMA's standards. Additional analysis is presented in the Coastal Management Element of the Plan.

Green Development and Redevelopment

Because of the limited land resources available in the City, and the increasing redevelopment of existing sites, careful considerations toward land use and the build environment are required. Since the subject Plan is prepared for the 20-year planning period, it recommends Policies emphasizing the benefits that Green Development and Redevelopment will bring to the community.

Green development and redevelopment include site planning, infrastructure and building design *considerations that aim to support economic and financial assets while protecting quality of life and the character, resources, and environmental elements on which a community well-being relies.*

There are a number of organizations that offer standards to comply with regarding green development such as Florida Green Building Coalition (FGBC), Green Globes, Leadership in Energy and Environmental Design (LEED) and others. The FGBC web site indicates that this organization *"is dedicated to improving Florida's built environment through verified green certification standards for homes, land developments, commercial buildings, high rises, and city*

and county governments. Standards that take a scientific approach and are developed with state-specific criteria. They address Florida's hot-humid environment, distinctive topography, unique geology, resiliency, and natural disasters."

Many states, including Florida, and businesses within the state, have incentives and programs available for residents, businesses, governments, non-profits, schools, institutions, etc. The funds can be used to install energy efficient products such as the following; photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product.

Through green design, buildings and sites include green walls, renewable energy, reusable water, green roofs and other elements that help reduce the carbon footprint as well as reduce the amount of energy and resources being used. The following elements are part of green design principles:

- The use of living green walls and live vegetation on the façade of the building
- Rooftop green spaces (gardens, open spaces, etc.)
    - Native and Florida-friendly Vegetation
    - Provide industry requirements for membranes, root barriers, drainage systems, filter fabrics, etc.
    - Integrate solar panels into green roof design
    - Artificial turf is discouraged.
- Alternative building materials
- Green building certifications
- Installation of Solar Panels

Green roofs can absorb annual rainfall and reduce stormwater runoff. In addition, they create habitats for biodiversity, create aesthetically pleasing roofs, transform rooftops into useable amenities such as parks, vegetable gardens and other recreational spaces. Green roofs can also reduce the indoor temperatures and the urban heat island effect, and historically are cooler than conventional rooftops.

The reduction of heat islands provide shade but also remove heat from the air, which reduces temperatures of the roof surfaces. On hot summer days, the surface temperature of a vegetated rooftop can be cooler than the air temperature, whereas the surface of a traditional rooftop can be up to 90°F (50°C) warmer (Environmental Protection Agency).

Green roofs prohibit the majority of ultraviolet radiation from penetrating the rooftop which equates to air conditioning savings and longer roof replacement periods. They also provide a habitat for butterflies and birds while filtering the rooftop water and creating less strain on storm water systems. Vegetated roofs use and filter the excess water while traditional roofs typically acquire pollutants and contribute to nonpoint source pollution which ultimately goes into the Atlantic Ocean.

Green roofs can be used to mitigate storm water runoff requirements while providing for an aesthetically pleasing built environment. Basic green roof systems can be installed with little or no additional engineered structural support and add about 80-150 pounds/sq. ft. for intensive green roofs while extensive green roofs add about 12-50 pounds/square feet.

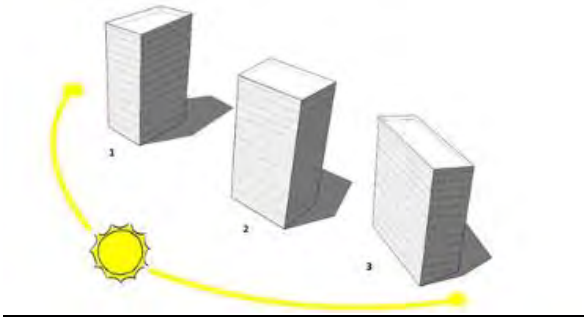
Green roofs have been successful at several locations throughout Florida. For example, the photos below (on the next page) include projects in Jacksonville (Breaking Ground Contracting Green Roof & Rooftop Garden); Orlando (Orlando Health MD Anderson Cancer Center Labyrinth Vegetated Roof Garden); Clermont (Honda Headquarters); and Miami (FIU College of Nursing & Health Sciences, Modesto A. Maidique Campus).

Building Orientation

Building orientation is the practice of facing a building to maximize certain aspects of its surroundings, such as street appeal, to capture a scenic view, for energy efficiency, for drainage considerations, etc. Along with massing, building orientation is a crucial consideration in the design phase. It should be decided concurrently with massing early in the design process, as neither can be truly optimized without the other. Successful building orientation can also minimize other site conditions, such as rainwater harvesting driven by prevailing winds.

Decisions about building orientation begin early in the design phase and involve all project team members. It helps to have input from experienced passive solar design architects and builders and to consider site conditions such as temperature, solar access, and wind to evaluate design opportunities. Building orientation impacts daylighting, which also relates to building geometry, window selection, interior layout, HVAC sizing, and electrical lighting design. Utilizing computer simulation software and energy modeling tools help to assess how building orientation and passive design considerations affect overall building performance.

Building orientation plays a significant role with respect to the sun usually intended to maximize solar gain at the appropriate time of the year and to minimize solar gain in the summer. Best orientation can increase the energy efficiency of a residential building by making it more comfortable to live in and less expensive to maintain. The sun is lower in the sky in winter than in summer, allowing designers to plan and construct buildings that capture that free heat in winter and reject the heat in summer.
As with massing for visual comfort, buildings should usually be oriented east-west rather than north-south. This orientation harnesses daylight and controls glare along the long faces of the building. It also minimizes glare from the rising or setting sun.



Passive and Active Solar Strategies

Passive solar strategies use building components to collect, store, distribute, and control solar heat gains. Such strategies include implementing large, south-facing windows, sourcing building materials that absorb and slowly release heat, manipulating building form to influence ventilation, and minimizing unwanted heat gain through proper window selection and glazing. Shading devices such as roof overhangs or landscaping also reduce solar load.
Active solar strategies capture and store the sun's energy through mechanical or electrical means. Solar photovoltaic systems generate and store electricity, while solar thermal systems heat liquid directly and transfer thermal energy for heating water or air. Solar ready buildings have south-facing roofs not shaded by nearby trees, structures or buildings.

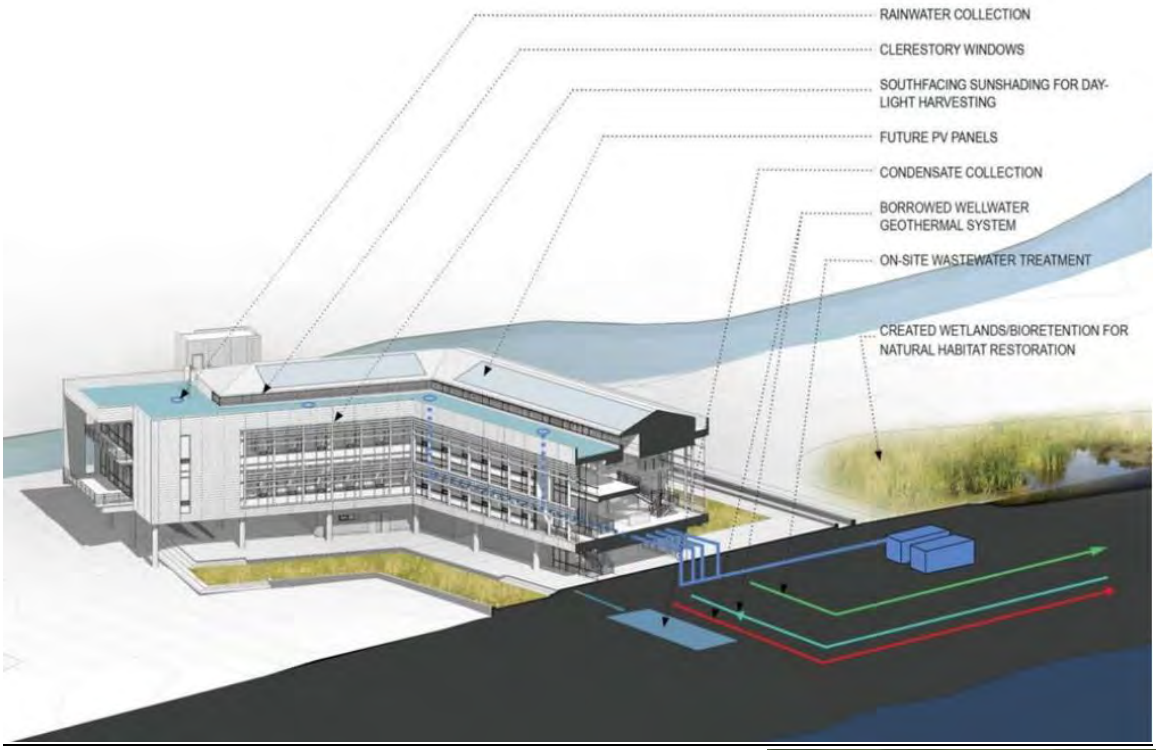
Buildings oriented for passive and active solar provide multiple benefits:

- Utilize solar, a renewable energy source, reducing greenhouse gas emissions and slowing fossil fuel depletion.
- Connect occupants to the natural environment by responding to changing weather conditions and providing window views.
- Provide daylighting, which decreases electrical lighting requirements and increases occupant satisfaction and productivity.
- Employ thermal massing, which reduces temperature swings and produces a higher degree of temperature stability and thermal comfort.
- Reduce heating and cooling costs through natural heating/cooling and ventilation.
- Lower operation and maintenance costs by requiring fewer moving parts and opportunities for mechanical failure.

Considering life-cycle costs and annual energy and maintenance savings, buildings designed to maximize solar access are often less expensive than conventional buildings. Passive solar features, such as south-facing windows, thermal mass, and roof overhangs, can theoretically pay for themselves by reducing mechanical heating and cooling loads, unit size, installation, operation, and maintenance costs. Compared to passive solar systems, active solar systems often have a higher initial cost and longer payback period depending on the size and the type of technology but may be offset with currently available federal and state tax credits.

Building Resiliency

Building orientation for passive and active solar design enhance a building's resiliency by maintaining livable conditions in the event of power interruption and loss of heating fuel. Daylight-optimized buildings provide interior light, and highly insulated buildings with natural ventilation maintain thermal comfort for building occupants. Photovoltaic systems with battery storage and islanding inverters provide emergency "power islands" during times of storm or other grid outages.



Florida Department of Environmental Protection's (DEP) Green Stormwater Infrastructure manual contributes to building resiliency by integrating stormwater practices and policies into the development. This is accomplished by using a site's landscaping and open spaced areas to retain and treat stormwater on-site rather than transferring stormwater off-site.

Urban Forestry and Landscaping

Trees are a vital component of the infrastructure in our community and provide many environmental and economic benefits. These benefits include cleaner air, soil and water conservation, climate moderation, energy conservation, human health and longevity, increased property values, traffic calming, enhanced biodiversity, and many more.

The City of Dania Beach's tree canopy has been integral to the City's identity since incorporation in 1904. In 2021, Ordinance No. 2021-003, Article 826 entitled "Oak Hammock Tree Protection Overlay" initiated a City-wide tree protection overlay to protect this unique Oak Hammock Forest community and serve as the basis for an urban forestry plan.
The urban forest is a resource that benefits the City, its residents, and businesses. Because the canopy consists of living organisms that grow, change, and respond to environmental factors, this valuable natural resource requires management to thrive. Therefore, urban forestry encourages the care and management of single trees and tree populations in an urban setting and seeks to embrace trees as a vital part of urban infrastructure.

To maintain the existing quality of life and unique charm, landscaping is essential to the City's character. In addition to landscaping providing privacy, aesthetics, shade, utilities and noise buffer, it is part of the City's identity as a lush, historical community.

Redevelopment trend toward larger structures, increasing the foot print of buildings to maximize lot coverage impacts the balance between pervious, open space and the type of landscaping. Conservation policies trigger considerations toward landscaping, water consumption, native plant species, use of pesticides and stormwater runoff and pollution.

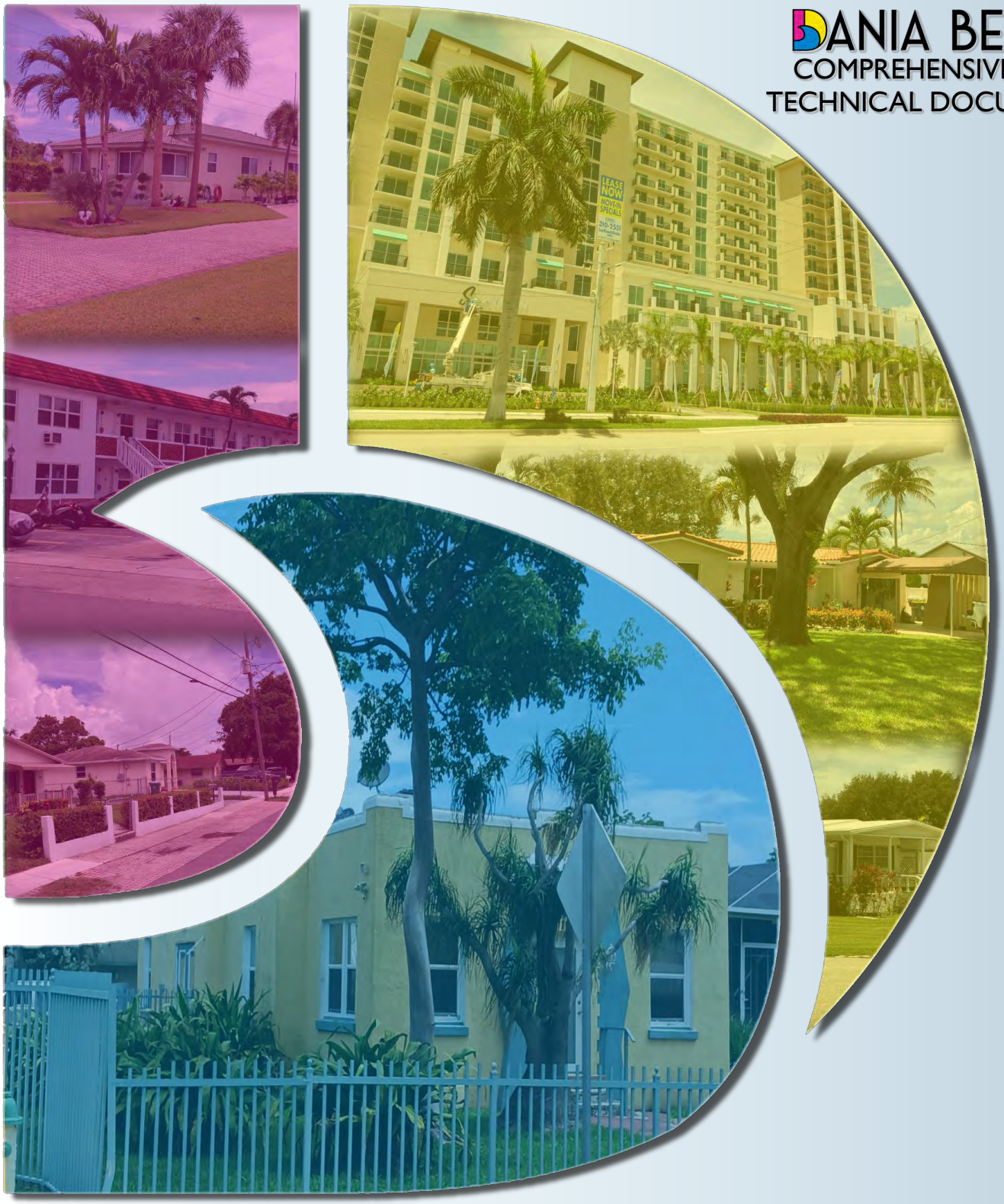
FINAL REMARKS

There are numerous opportunities for infill and redevelopment in small, isolated pockets throughout the City. Several areas have the potential for neighborhood- or area-wide approaches for residential and commercial redevelopment and infill. However, the greatest redevelopment potential lies in the Regional Activity Center.

The City should continue to implement specific strategies and policies to encourage and promote sustainable, compact development patterns, and to foster the "live, work, play, learn" concept to make the City of Dania Beach a more livable community. Such strategies should include:

- Continue the marketing and promotion of infill and mixed-use development in the new mixed-use areas, and infill development in the City's older neighborhoods through incentives and increased flexibility in the City's land development regulations;
- Promote walkable and connected neighborhoods that provide for a mix of uses at urban densities and intensities that support a range of housing choices and encourage a multi-modal transportation system.
- Improve non-auto-dependent connectivity between residential, shopping, entertainment, and employment areas by providing interconnected sidewalks, bike lanes/paths, and expanded regional transit service;
- Build a more resilient, adaptive community to address environmental impacts from climate change and sea level rise;
- Support green development and redevelopment policies and consider including certain requirements on the LDRs;
- Direct future economic growth and associated development to areas of the City in a manner that does not have an adverse impact on, and that protects, natural resources and ecosystems through specific policies in the Comprehensive Plan and implemented through the City's zoning and land development regulations; and
- Assess the diverse factors that encourage infill and mixed-use development. Consider the capacity of existing infrastructure to support higher density and intensity uses along corridors; examine the viability of creating a forestry master plan for the City; determine the best use of existing alleys and secondary streets to support both infill and redevelopment projects and the promotion of pedestrian and bicycle connectivity.
- Continue protecting the historic character of the City.
- Support updating infrastructure services (See Infrastructure Element);
- Enhance the Florida Friendly landscaping to support water conservation;
- Consider preparing an Urban Forestry Master Plan and research related grants.

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



HOUSING AND NEIGHBORHOODS ELEMENT

DATA & ANALYSIS
CHAPTER 2: HOUSING AND NEIGHBORHOODS ELEMENT

INTRODUCTION

This chapter presents an inventory and analysis of data for the preparation of the Policy Document (Goals, Objectives, and Policies) of the Housing Element for the City of Dania Beach pursuant to Section 163.3177, Florida Statutes. This data and analysis section provides the framework for evaluation of key housing issues, challenges, and recommendations for the policies presented in the Policy Document

Per Florida Statutes Section 163.3177(f)1, *"A housing element consisting of principles, guidelines, standards, and strategies to be followed in:*

a. *The provision of housing for all current and anticipated future residents of the jurisdiction.*
b. *The elimination of substandard dwelling conditions.*
c. *The structural and aesthetic improvement of existing housing.*
d. *The provision of adequate sites for future housing, including affordable workforce housing as defined in s.380.0651(1)(h), housing for low-income, very low-income, and moderate-income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older."*

Per Florida Statutes, the Housing Element shall establish a policy framework to ensure the provision of safe, sanitary, and adequate housing supply for future population needs. The purpose of the Housing Element is to promote plans, policies, and regulations necessary to ensure the availability of housing that is consistent with the architectural style, density, and identity of Dania Beach.

The subject analysis will be conducted per Florida Statutes requirements, by reviewing the City's existing conditions and acknowledging current trends and challenges in terms of housing. This Chapter examines existing conditions, identifies projected demand in the supply of housing, and provides an analysis of the internal and external factors affecting the City's housing market. This Element of the Plan has been revised based upon the following:

1. Analysis of City's housing inventory and its characteristics provided by the U.S. Census Bureau, the University of Florida's Shimberg Center, and the City's own statistics, as appropriate;
2. Assessment of current built-out statutes and redevelopment trends as they relate to housing supply;
3. Analysis of the extent of housing need for anticipated populations and the replacement and maintenance of existing housing units;
4. Considerations of green housing strategies;
5. Analysis of the current challenges and trends related to housing.

BACKGROUND

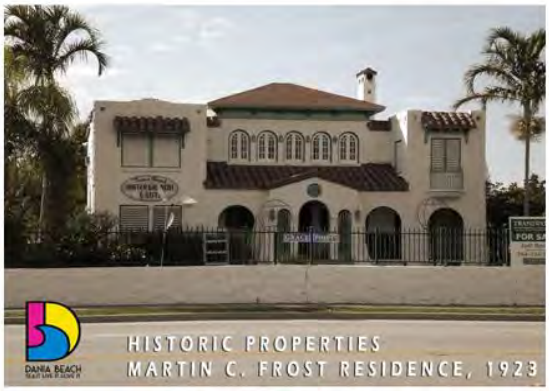
The City of Dania Beach has a rich history, beginning as an agricultural center based around the Florida East Coast Railway (FEC), and evolving into the continually developing city that stands today.

The housing inventory within Dania Beach is diverse, including single-family homes, town homes, apartment buildings, and condominiums. While the City has plenty of housing units available, the affordability of housing is a significant issue. Housing affordability has been an issue across most of the Counties in South Florida due to a Statewide increase in population.

The Community Redevelopment Agency (CRA) of Dania Beach has identified multiple goals, objectives, and strategies within its CRA plan to combat the City's anticipated housing issues. Aside from the CRA plan, the agency has also implemented the At Home Dania Beach program, which assists residents with home improvements, thereby improving the overall residential housing market. As stated in the CRA plan, "In 2019, this program resulted in the construction of six new affordable homes."

Dania Beach is also home to several historical buildings, including but not limited to:

- Nyberg-Swanson House, 1912
- Private Residence, 1920*s*
- Art J. Ryan House, late 1920*s*
- Bank of Dania, 1923
- Dania Community Library & Woman's club, 1935



ANALYSIS OF EXISTING CONDITIONS

The City of Dania Beach experienced an increase of development during the 1990s, with the value of building permits rising from $17.2 million in 1996 to $41.4 million in 1997 (per Centennial Calendar 2004 on City's website).

The population of Broward County increased from 1,255,531 to 1,535,468 from 1990 to 2000. (Population Estimates Program, Population Division, U.S. Census Bureau, Washington, DC 20233). The City's population also increased and led to a corresponding increase in development.

Future growth can be accommodated by infill development on vacant land or redevelopment of older building sites. The CRA Plan notes that the City shall monitor vacancy rates, which will help identify outdated housing units that may need to be redeveloped to better accommodate residents. To effectively guide and direct future land use within the City of Dania Beach, it is necessary to have a clear understanding of existing housing conditions.

This section examines the characteristics of existing housing in Dania Beach based on the U.S Census Bureau data provided by the Decennial Census and the American Community Survey (ACS). The ACS is an ongoing yearly survey that provides data and the current information communities need to plan investments and services. The 5-year estimates from the ACS are "period" estimates that represent data collected over a period of time. The primary advantage

of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.

Occupancy and Tenure

As summarized in Table 3-1, the U.S Census Bureau's 2016-2020 American Community Survey indicated there were 15,294 total housing units in Dania Beach, 80.0% of which units were occupied. The number of housing units has decreased since 2010. Vacant units are considered for seasonal, recreational, or occasional use. The drop in the number of vacant housing units in the City corresponds to the decrease in the number of total housing units.

Table 3-1. Housing Occupancy

Housing Occupancy	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	16,262	100.0%	15,294	100.0%
Occupied housing units	12,749	78.4%	12,234	80.0%
Vacant housing units	3,513	21.6%	3,060	20.0%
Homeowner Vacancy Rate	2.8	(x)	0.6	(x)
Rental Vacancy Rate	9.4	(x)	7.9	(x)

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-2 indicates that between 2010 and 2020, Dania Beach experienced a slight shift in the number of owner-occupied and renter-occupied units. Owner-occupied units decreased by 10.3 percent, while renter-occupied units increased by 10.3 percent during that time. By 2020, 48.8 percent of all occupied housing units in Dania Beach were owner-occupied, in contrast with 51.2 percent occupied by renters.

Table 3-2. Housing Tenure

Housing Tenure	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied housing units	12,749	100.0%	12,234	100.0%
Owner-occupied	7,536	59.1%	5,971	48.8%
Renter-occupied	5,213	40.9%	6,263	51.2%
Average household size of owner-occupied unit	2.15	(x)	2.57	(x)
Average household size of renter-occupied unit	2.5	(x)	2.65	(x)

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Type of Housing

Table 3-3 is based on data from the U.S. Census, American Community Survey (ACS). It indicates that as of 2020, 27.5% of all housing units in Dania Beach were single-family detached, while 19.5% of units were in buildings that contain 20 or more units. This data reflects the diversity of the City's housing stock and was used to justify the inclusion of language regarding multiple housing types into the Goals, Objectives, and Policies of the Housing Element.

Table 3-3. Number of Units in Structure

Number of Units in Structure	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	16,262	100.0%	15,294	100.0%
1-unit, detached	5,083	31.3%	4,201	27.5%
1-unit, attached	1,211	7.4%	1,460	9.5%
2 units	1,626	10.0%	1,405	9.2%
3 or 4 units	975	6.0%	1,038	6.8%
5 to 9 units	1,026	6.3%	1,242	8.1%
10 to 19 units	773	4.8%	815	5.3%
20 or more units	3,368	20.7%	2,977	19.5%
Mobile Home	2,135	13.1%	2,114	13.8%
Boat, RV, van, etc.	65	0.4%	42	0.3%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

As summarized in Table 3-4, the majority of Dania Beach's housing supply (4,808 units, 31.4%) was built between 1970 and 1979. Because of the age of these structures and those built in the 50*s* and 60*s*, these sites are considered potential redevelopment opportunities for the housing market.

Housing units built prior to the 50*s* make up 3.1% of the City's total housing units. These structures might have historical significance to the City, so, despite their age, they may not be considered for potential redevelopment. However, the subject structures are required to comply with all building safety standards.

Table 3-4. Year Structure Built

Year Structure Built	City of Dania Beach	
	2020	
	Estimate	Percent
Total housing units	15,294	100%
Built 2014 or later	219	1.4%
Built 2010 to 2013	303	2%
Built 2000 to 2009	1,518	9.9%
Built 1990 to 1999	1,222	8%
Built 1980 to 1989	2,223	14.5%
Built 1970 to 1979	4,808	31.4%
Built 1960 to 1969	2,447	16%
Built 1950 to 1959	2,086	13.6%
Built 1940 to 1949	302	2%
Built 1939 or earlier	166	1.1%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates.

Housing Value

Housing costs and land values in Dania Beach are similar to other areas of the State. Based on the U.S. Census, 2016-2020 American Community Survey, 24.2% of the City's housing supply is valued between $200,000 and $299,999 (see Table 3-5). Between 2010 and 2020 this bracket decreased in number of units, from 2,099 to 1,447 units. The median value of owner-occupied housing in the City was $201,600 in comparison with the median owner-occupied housing value in Palm Beach County (2020) of $316,600.

The U.S Census also indicates that 12.6% (755 units) of the owner-occupied units valued at $99,999 or less. Some of these units are in structures that were built in the 50s or 60s and may be considered for historical designation or potential redevelopment. Most of these aging buildings are facing a steep assessment increase due to the need for major building upgrades required by recent legislation passed after the collapse of the Surfside condominium.

Table 3-5. Housing Value

Housing Value	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	7,536	100.0%	5,971	100.0%
Less than $50,000	391	5.2%	252	4.2%
$50,000 to $99,999	891	11.8%	503	8.4%
$100,000 to $149,999	1,124	14.9%	886	14.8%
$150,000 to $199,999	1,177	15.6%	1,319	22.1%
$200,000 to $299,999	2,099	27.9%	1,447	24.2%
$300,000 to $499,999	1,272	16.9%	1,046	17.5%
$500,000 to $999,999	499	6.6%	374	6.3%
$1,000,000 or more	83	1.1%	144	2.4%
Median (dollars)	207,100	(x)	201,600	(x)

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Tables 3-6 and 3-7 present information regarding mortgage status and gross rent. Both tables indicate a decrease in the number of units between 2010 and 2010 resulting from multiple redevelopment projects during that time. Most of the current housing supply belongs to owners without a mortgage (54.1%). Most of these units were built between 1970 and 1979, and long-time residents will have paid off their mortgages. The table also illustrates the correlation between a decrease in housing units with mortgages and an increase of those without a mortgage.

In terms of gross rent, Table 3-7, compares rental prices in Dania Beach to rental prices across Broward County. According to the U.S. Census Bureau, 49.4% of the occupied rental units in Dania Beach cost between $1,000 and $1,499, compared to 39.9% in the County in 2020. The information in Table 3-7 indicates that rent in the City of Dania Beach is lower than that of the overall County.

Table 3-6. Mortgage Status

Mortgage Status	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	7,536	100.0%	5,971	100.0%
Housing units with a mortgage	4,765	63.2%	2,743	45.9%
Housing units without a mortgage	2,771	36.8%	3,228	54.1%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-7. Gross Rent

Gross Rent	City of Dania Beach		Broward County	
	2020 (2016-2020)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent	6,088	100.0%	255,427	100.0%
Less than $500	69	1.1%	6,558	2.6%
$500 to $999	649	10.7%	32,824	12.9%
$1,000 to $1,499	3,008	49.4%	101,938	39.9%
$1,500 to $1,999	1,741	28.6%	69,678	27.3%
$2,000 to $2,499	417	6.8%	27,617	10.8%
$2,500 to $2,999	130	2.1%	10,329	4.0%
$3,000 or more	74	1.2%	6,483	2.5%
Median (dollars)	1,323	(X)	1,433	(X)
No rent paid	175	(X)	6,882	(X)

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.MP1306cma

Number of Bedrooms and Overcrowding

Table 3-8 indicates the number of bedrooms within each housing unit in Dania Beach. The number of bedrooms per housing unit has remained the same, with minor fluctuations due to the reduction of housing units from 2010 to 2020.

The data in Table 3-9 indicates that the City has minor issues with overcrowding. There was a slight increase in housing units with 1.01 to 1.50 occupants per room, which may be due to impacts from the Covid-19 Pandemic. Many college students and some working professionals moved in with family members to save money on housing costs during this time.

Table 3-8. Number of Bedrooms

Number of Bedrooms	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Total housing units	16,262	100.0%	15,294	100.0%
No bedroom	349	2.1%	411	2.7%
1 bedroom	2,219	13.6%	1,962	12.8%
2 bedrooms	8,272	50.9%	7,847	51.3%
3 bedrooms	4,824	2.9%	4,124	27.0%
4 bedrooms	464	2.9%	873	5.6%
5 or more bedrooms	134	0.8%	77	0.5%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

Table 3-9 Occupants per Room and Overcrowding

Occupants per Room and Overcrowding	City of Dania Beach			
	2010 (2006-2010)		2020 (2016-2020)	
	Estimate	Percent	Estimate	Percent
Occupied housing units	12,749	100.0%	12,234	100.0%
1.00 or less	12,424	97.5%	11,511	94.1%
1.01 to 1.50	205	1.6%	563	4.6%
1.51 or more	120	0.9%	160	1.3%

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates.

New Residential Structures

According to the Community Development Department, between January 2016 and January 2023 (a 7-year period) the City issued 277 building permits for new single-family residential units and 91 permits for the demolition of single-family residential units.

Table 3-10 Historically Significant Property

DATA REQUIREMENTS Historically Significant Property	
Site/Location	**Site File #**
JOHN BOEHM RESIDENCE 251 South Federal Highway	8DB00118
HELEN AND MARTIN FROST HOUSE 400 South Federal Highway	8BD00120
DANIA BANK BUILDING Dania Beach Boulevard and Federal Highway	8BD00121
DANIA BEACH HOTEL 180 East Dania Beach Boulevard	8BD00141
LA NORMANDIE RESTAURANT 129 North Federal Highway	8BD00142
HOTEL POINCIANCA 141 Northwest First Avenue	8BD00143
J.W. BLACK RESIDENCE 146 Southwest First Avenue	8BD00144
DANIA COMMUNITY LIBRARY WOMEN'S CLUB 17 Northwest First Avenue	8BD00145
PARISH RESIDENCE 134 Southwest First Avenue	8BD00147
OCEAN WATERWAY RESIDENCE 1500 West Griffin Road	8BD00148
110 BRYAN ROAD	8BD00137
113 S. FEDERAL HIGHWAY	8BD00140
202 S. FEDERAL HIGHWAY	8BD00146
JOHN BRYAN RESIDENCE Bryan Road	8BD00146
PRIESTLY RESIDENCE North Federal Highway	8BD00080
MYBERG RESIDENCE 202 S. Federal Highway	BD00119

TRENDS AND CHALLENGES

Though the City does have vacant land available, redevelopment of existing structures remains a viable option. Concentrations of deteriorated structures or blighted areas will be addressed by specific neighborhood area plans and infrastructure improvements. The City currently maintains a high standard for property conditions that will be sustained through the vigilance of the local government with cooperation from City residents.

The 2022 Broward County Affordable Housing Needs Assessment analyzes housing data to understand the challenges that exist and assesses the intensity of these challenges. The Assessment concludes that affordable housing is an urgent issue, which impacts how municipalities will be developed/redeveloped. As mentioned in the City's Community Redevelopment Plan, conditions that contribute to the urgency/extremity of the affordable housing crisis include:

- Increased rental cost.
- Lower household income.
- Increased demand for rental properties.
- Lack of new affordable housing units.

The Regional Activity Center (RAC) that Dania Beach has created will influence how the affordable housing crisis in the City is addressed. The Proposed Comprehensive Plan Amendment transmitted to the State by the City on September 11, 2023, revises the proposed uses of the RAC. This amendment increases the amount of dwelling units produced by the RAC, which will impact the housing stock within the City.

This section presents the trends and challenges facing the City in terms of housing supply and demand.

Proactive Community Participation

The active involvement of City residents in preserving the character and identity of the City has been constant. Their participation in the City's many Advisory Boards maintains and enriches the community and its quality of life.

Through its commitment to sustainable development and improved quality of life, the Dania Beach Community Redevelopment Agency (established in 2002) has led the City in achieving its redevelopment and economic development goals. The CRA provides expertise and strategic investments needed to implement inclusive strategies that enhance financial security, expand opportunities for business, stimulate private investment, and foster revitalization within the City. While this agency impacts the entire City, the specific CRA area includes the City's downtown, certain residential neighborhoods, a robust marine district, and several commercial areas.

According to the City's website, the role of the Dania Beach Housing Authority is to ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and ensure the fiscal integrity of all program participants. The

Housing Authority provides public and voucher-choice programs to elderly, disabled, and extremely low-income residents. The Housing Authority Executive Director and staff are overseen by the seven-member Board of Commissioners. Board members are appointed by the Mayor and approved by the City Commission. The Dania Beach Housing Authority recently redeveloped three of its sites, creating 247 affordable housing units.

The purpose of the Green Advisory Board is to assist City administrators to identify areas of concern and create policies and action plans to help mitigate the effects of climate change. The Board consists of five members appointed by the City Commission. Members have experience, expertise, or training in the areas of energy-demand-side management, LEED or green building standards, renewable energy technologies, and related fields.

The City's Planning & Zoning Board is responsible for acting in an advisory capacity to the City Commission on matters relating to Zoning. The Board provides recommendations to the City Commission regarding planning, zoning, and development-related deliberations and decisions. The Board also has such powers and duties as may be prescribed by ordinance. The Planning & Zoning Board consists of five members and two alternate members appointed by the City Commission. Board Members must be residents and registered voters in the City of Dania Beach.

Housing Delivery System

The housing delivery system comprises two principal components: the public and the private sectors. The public sector has varying control over the availability of land, provision of utilities and infrastructure, and regulation of land uses through zoning, subdivision regulations, and environmental regulations. The private sector's primary responsibilities are in the areas of financing and construction.

The City provides the public infrastructure necessary to support varying types of housing. Similarly, it has designated a variety of density levels and land use types throughout the City to provide housing of differing types and prices. With many opportunities available in terms of infill development and redevelopment, the City has options to continue providing a diverse housing stock to current and future residents.

The City imposes certain restrictions and requirements on development—including the development of housing—which are necessary to preserve the fragile environment of a barrier island and the overall character and quality of life within the City. For example, open space and landscape requirements affect the cost of housing, but they are necessary to achieve the community's objectives in certain other Plan Elements. In this larger context, none of the City's land development regulations have any significant adverse effects on the provision of housing in the City.

The private sector has proven capable and efficient in the development of land and provision of financing for housing in the City. Although the City has seen a great deal of development, no problems are foreseen in the housing delivery process and no specific improvements have been identified as necessary to increase its efficiency.

Recent housing development within the City has been mostly multi-family projects such as townhomes, apartments, and condominiums. There has been a significant increase in mixed-use development as well, which contains commercial square footage and housing units within the same building. Mixed-use developments can increase housing affordability and contribute to the sense of community by bringing residents closer to local businesses.

Aging Condominium Buildings

A few multi-family residential buildings in the City are aging. For example, the buildings west of the preserve area and south of E. Dania Beach Boulevard were built in the early 1980s.

These condominium owners, and others throughout the City, are facing increased assessments due to the need for major building upgrades required by recent legislation passed after the collapse of the Surfside condominium. These sites have redevelopment potential for new structures, especially considering the City's recent trend toward multi-family development.

Single Family Residences

Residential land use accounts for approximately 1,569 acres or 35% of the City, while commercial development only accounts for 286 acres, or 5.7%. This land distribution is consistent with the predominantly residential character of the community. Approximately 13.16% of the City's development is low-density residential.

Vacant land comprises almost 310 acres, or 6.2% of the City. It is not projected that the City will achieve complete built-out status within existing corporate limits during the 20-year planning period for the updated Comprehensive Plan. Aside from infill development of vacant land, redevelopment of existing parcels or annexation of contiguous land would also impact the City's residential land use designations and acreage.

In 2010, the Regional Activity Center (RAC) was created with the purpose of attracting investments in Dania Beach. The Regional Activity Center proposes redevelopment to include residential, commercial, industrial, community facilities, and more. The Zoning Text Amendment for the RAC includes the following Objectives and Policies for encouraging compact and mixed-use development and the promotion of pedestrian circulation and preservation of neighborhood character:

> *Prior to the site plan approval of unit 2,001 of the 4,000 additional dwelling units, the City shall demonstrate that at least 300 of the permitted or built units are deed restricted as affordable (up to 120% of area median income adjusted for family size) for a period of at least 30 years. If the City is unable to demonstrate that at least 300 of the permitted or built dwelling units meet that criteria, no additional market rate units shall be permitted or built until such time that the City provides an implementation action plan or program that is reviewed by the Planning Council and approved by the County Commission. Per Broward County Land Use Plan Policy 2.4.12, a written record reflecting the current status of allocated or assigned dwelling units shall be transmitted to the Planning Council twice per year, during the months of January and July, and shall include the*

referenced affordable units, including the location and annual confirmation of income certification.

An increase in residential units resulting from RAC could impact the City's Level of Service (LOS) regarding traffic, water, sewage, etc. Any impact to the LOS will be addressed in the separate Elements of this Plan, such as Transportation and Sanitary Sewer.

The trend for the City is focused on multi-family and mixed-use developments rather than new single-family homes and neighborhoods. This focus on multi-family and mixed-use development will not negatively impact the City's overall character.

Projected Housing Needs

As illustrated in the table below, the City's overall population was projected to rise by 1,398 persons between 2020 and 2023. Thus, a slight increase in the housing needs of the City can be expected.

Projected Total Population City of Dania Beach 2010-2050								
Year	**2010**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
Total	29,639	31,723	32,537	33,121	33,554	33,879	34,147	34,371

Sources: Florida Data Clearing House – Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

It is expected that the increase in housing supply will consist of multi-family-oriented development, such as apartments and condominium buildings, and mixed-use development.

An increase in housing demand will present challenges to the City in terms of adopting proactive policies, design guidelines, zoning regulations, and other strategies to preserve the character and identity of Dania Beach.

Energy Efficient Residential Structures

Energy efficient goals and green building standards should be considered for the design and construction of residential development.

The City should conduct a study to review and analyze the benefits of energy-efficient residential buildings. If the results of such a study warranted, the City could consider the development of a Green Building ordinance and green building certification programs, such as LEED, Florida Green Building Coalition (FGBC), or other guidelines for the development and redevelopment of energy-efficient housing. Such an ordinance would include green building standards and friendlier redevelopment regulations to support green design.

The State of Florida and private energy companies such as FPL have incentives and programs available for residents, businesses, governments, non-profits, schools, institutions, etc., to promote energy efficiency. The funds from such programs can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and

fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product. The City can utilize these types of programs to assist residents and business owners to move the City toward a more sustainable future.

Neighborhood Preservation and Stabilization

A City of Neighborhoods

Despite the ups and downs of the housing market, the City's residential neighborhoods have been improving and consolidating. By emphasizing neighborhood planning, infill, redevelopment, improvement, and historic preservation, the City of Dania Beach encourages stabilization and improvement in all its neighborhoods, thereby strengthening its character as a City of Neighborhoods.

As outlined in the Comprehensive Plan Policy Document, the City strives to promote the conservation, preservation, and rehabilitation of existing housing as a means of maintaining and improving residential conditions, providing a variety of opportunities for affordable housing to all current and future residents of the City, and creating affordable housing opportunities. In doing so, the City is committed to maintaining the integrity of existing residential neighborhoods and promoting their preservation and rehabilitation.

Neighborhood preservation has been an ongoing priority in Dania Beach for some time. The viability of some neighborhoods is affected by many disruptive factors, including incompatible land uses, traffic, aged and deteriorating housing stock, crime, and decay of public infrastructure.

The intent of the related policies is to emphasize neighborhood preservation as a priority and to address the specific issues affecting each neighborhood and those issues common to all the City's neighborhoods. The City of Dania Beach shall identify and address the needs of neighborhoods and other specific areas of the City that are deteriorated, blighted, underutilized, threatened, or inconsistent with the community's character.

In addition to enacting neighborhood plans, the city should pursue other programs for preserving and reinforcing stability and diversity in the City's neighborhoods. These programs and actions may include:

- Specific area plans
- Infill and Redevelopment programs
- Use of historic district provisions
- Stabilization programs and projects
- Residential and commercial revitalization programs

Housing and rental affordability and the goal of providing a variety of housing types in the City

Housing affordability continues to be a significant challenge for both homeowners and renters who still struggle with mortgage and rental payments. The City should encourage

development that would provide jobs for those residents facing difficulties with housing affordability. For homeowners, improved incomes would increase the residents' ability to make home improvements, accelerate neighborhood revitalization, and increase home values. For renters, better jobs would not only allow residents to meet housing expenses but might afford them the opportunity to move to better rental stock or perhaps make home ownership possible.

Among the solutions to this problem are providing a diversity of housing options, including market rate and workforce housing, maintaining available affordable units for both ownership and renters, and developing a strategy for assisting existing homeowners and renters to transition to new industries and businesses.

Property Maintenance and Housing Standards

Code enforcement is a significant factor in the conservation and stabilization of neighborhoods. Consistent and equitable code enforcement ensures that properties will be properly maintained to prevent deterioration that results in creation of public nuisances that adversely impact other properties in the neighborhood and lower property values.

It is also important to continue to educate and encourage homeowners, absentee landlords, renters, and neighborhood associations, about the importance of home improvements and basic maintenance, including lawn maintenance, sidewalk maintenance, tree planting, and maintaining home frontages clear of debris.

An emphasis must be placed on providing a variety of quality housing options compatible with neighborhood characteristics and ensuring safe and sanitary housing to support Dania Beach's low income and workforce populations.

Residential Infill and Redevelopment

The following policy concepts should be included in the City's land use regulations to encourage and promote infill development in older neighborhoods:

- Infill development must show tangible benefits to the community as a whole, not only to developers or new residents.
- Policy decisions and regulatory framework must balance the market demands and the rights of property owners with the distinctive low density/intensity character of Dania Beach.
- Infill policies and regulations should be firmly based on the development costs and local market factors.
- Regulations may be considered that promote flexibility to allow a diversity of housing opportunities, such as cottage housing, small lots, accessory housing, zero-lot lines, etc. Such regulations must be compatible with the character of the existing neighborhood. Compatibility may be achieved through context-sensitive building and site design such as the preparation of pattern books for individual neighborhoods, if appropriate. Infill regulations may be implemented through an overlay district, special small-lot standards, or planned residential development similar to planned commercial developments allowed in the other zoning districts.

- Policies and resulting programs and regulations for fostering residential infill development must encourage innovation and investment in the City's older neighborhoods to ensure a diverse mix of housing types and market prices that serve the entire spectrum of future residents from singles, families, and empty nesters to retirees.
- Policies should support neighborhood organizations and encourage coordination with City staff.

General City-wide Neighborhood Policies and Programs

In preparing a text amendment to the Comprehensive Plan, specific actions were identified that should be included in the Goals, Objectives, and Policies section. Guidelines should be incorporated as city-wide policies to be implemented in conjunction with neighborhood contact organizations, property owners, residents, and businesses. These actions, consistent with the constraints on the City's financial and personnel resources, should include:

- Support the preparation of Neighborhood Plans and Strategies including strengthening identity through entrance signage, enhanced landscaping, and improving overall community aesthetics.
- Encourage and support neighborhood participation in Neighborhood Watch Program.
- Support neighborhood efforts to improve traffic and pedestrian/bike safety through City's traffic calming program.
- Support efforts to stabilize and improve overall appearance of neighborhoods through comprehensive enforcement of zoning, housing, and property maintenance regulations and foster the active participation of residents and property owners with code enforcement and solid waste personnel in comprehensive cleanup programs.
- Encourage and support the establishment of neighborhood, civic, or business organizations as contacts or liaisons with City staff in matters related to development and permit review, identification of neighborhood issues and needs, and the coordination of city planning, code enforcement, community policing, and other public programs.

Neighborhood Protection from Incompatible Uses

The Comprehensive Plan must include policies requiring neighborhoods to be protected and/or buffered from the encroachment of higher density and intensity uses. This policy should consider review of buffer and landscaping requirements between residential and nonresidential districts, including buffers between single family and multi-family zoning districts. Such measures may include landscape and physical barriers, step-down building setback requirements, and transitional uses.

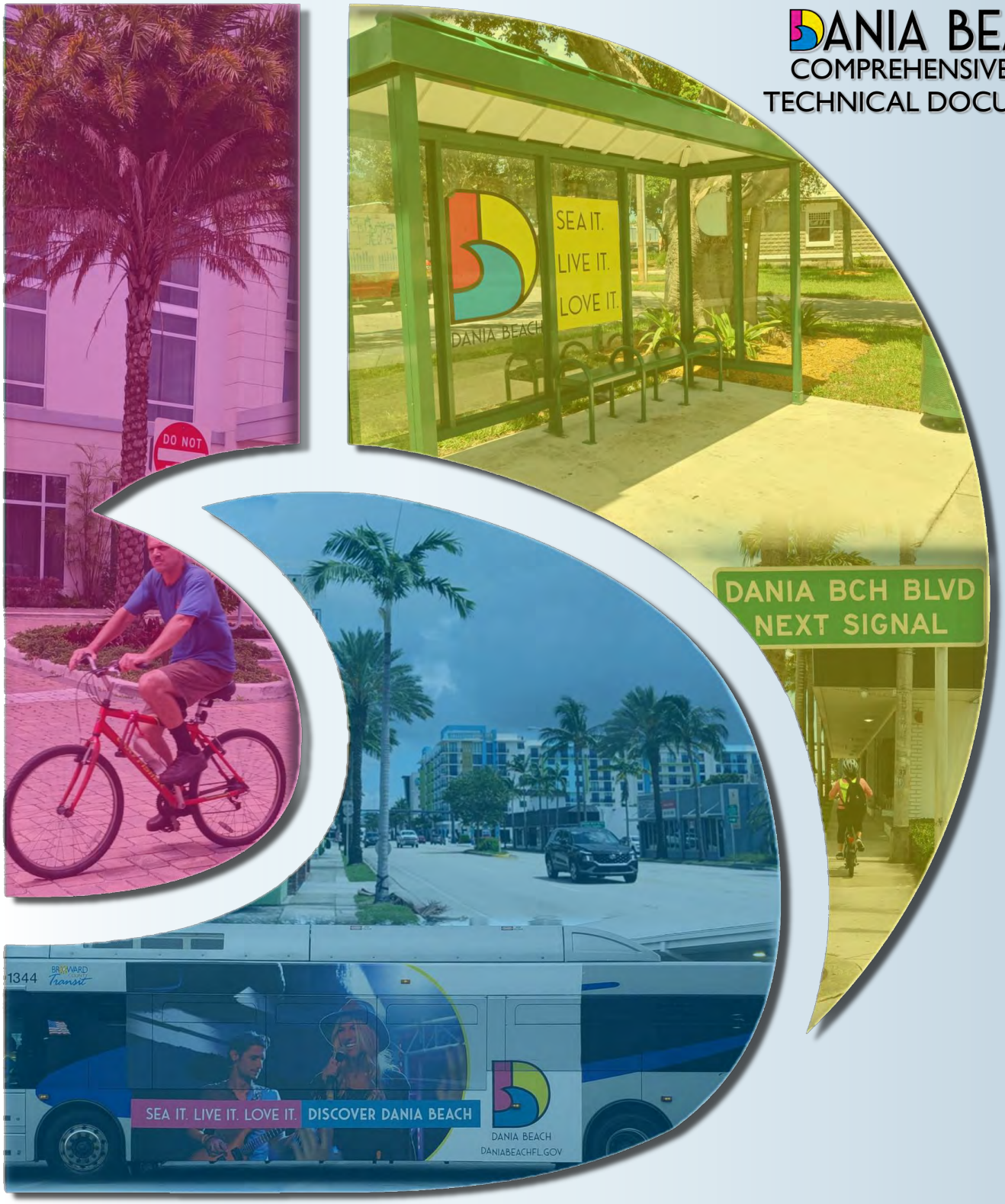
FINAL REMARKS

Dania Beach is a community that has achieved a truly diverse housing stock that contributes to the City's unique character and quality of life. Based on the present housing analysis and considering the 20-year planning period, the City should continue to implement specific strategies and policies to maintain and enhance its current housing supply, protect its

residential neighborhoods, and proactively plan for future housing demand including the following recommendations:

- Maintain and enhance the current housing supply through the City's zoning and land development regulations;
- Continue protecting the historic character of residential neighborhoods;
- Support the Goals, Objectives, and Policies highlighted in the Community Redevelopment Agency Plan;
- Promote energy efficient and green building policies and regulations for residential structures;
- Strengthen the character and identity of each neighborhood;
- Assess the potential redevelopment of aging condominium structures and the need for "design guidelines" to provide aesthetic guidance to potential developers. The design guidelines might include recommendations for building articulations, massing, site planning, green standards, landscaping, and public realm areas.
- Consider embracing Dania Beach as a city of neighborhoods by focusing and preparing plans for each neighborhood.

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



TRANSPORTATION ELEMENT

DATA & ANALYSIS
CHAPTER 3: TRANSPORTATION ELEMENT

INTRODUCTION

This document provides the relevant data, inventory, and analysis of transportation conditions in support of the City's Transportation Element of their Comprehensive Plan, as described in Florida Statutes (FS) 163.3177(1)(f). This information was considered in developing the Goals, Objectives, and Policies in the City's Transportation Element.

This Transportation Element includes the planning for all forms of transportation with emphasis upon public transportation. Dania Beach is located within the geographic boundaries of the Broward County Metropolitan Planning Organization. Because of this location, the Transportation Element includes planning and analysis in the following areas: traffic circulation; mass transit; ports; airports; bicycle facilities; provisions for pedestrian movement and provisions for hurricane evacuation.

EXISTING CONDITIONS

To effectively guide and direct future transportation plans within the City of Dania Beach, it is necessary to have a clear understanding of existing transportation conditions. This section examines the existing transportation conditions including an inventory of complete streets, public parking, bicycle facilities, transit service, functional classification, jurisdiction and traffic counts. This information was used to identify existing levels of service for the roadways.

The Transportation Element is based upon identification of the following information:

- General location of the transportation networks;
- Functional classification of roadways;
- Maintenance Responsibilities;
- Transit trip generators and attractors;

- Designated transportation facilities for hurricane evacuation;
- Peak direction of level of service for roads, public transit facilities, and corridors or routes; and,
- Capacity of significant parking facilities and duration limitations.

The Transportation System

The transportation system encompasses the following networks: roadways, public transit, bikeways, pedestrian ways, waterways, airports, railways, recreational traffic, and intermodal facilities.

Roadway Network

The roadway network includes the following features: roadway segments or links, road intersections, bridges, rights-of-way, signalization, signage, roadway amenities, and significant parking facilities. This subsection also presents safety-related roadway network data.

Segments

A roadway segment or link is a portion of a roadway defined for the purpose of traffic analysis. The segment origination and termination points are typically signalized intersections or the point where the number of lanes on a roadway changes. Segments can be classified by lanes and functions.

Number of lanes

A map depicting the roadway within the City that are utilized to achieve the mobility goals for the community and the number of lanes is provided as part of the map series.

Functional classification and maintenance responsibilities
Functional classification was developed for transportation planning purposes and is the grouping of roadways by the character of service they provide. Table 3-1 (shown below) depicts the federal functional classification system for urban roadways.

Table 3-1. Federal Functional Classification System for Roadways

Federal Functional Classification System
Urban
Principal Arterial
Minor Arterial
Collector
Local

Source: Highway Functional Classification Concepts, Criteria and Procedures, Federal Highway Administration.

The designation of federal functional classification is made following the publication of the decennial U.S. Census or whenever required by federal regulation. When evaluating the function of a road, the U.S. Department of Transportation (US DOT) considers a road's trip purposes in relation to the total public roadway network. A road is classified based upon its most significant trip purpose; however, a road may serve more than one significant trip purpose.

The federal functional classification system recognizes twelve (12) significant trip purposes. Table 3-2 lists the significant trip purposes related to each functional classification. Arterial roadways are classified as either principal or minor.

A roadway serving only one of the arterial road defined purposes is classified as a minor arterial, while one serving more than a single defined purpose is classified as a principal arterial road. All limited access highways and roads that connect urbanized areas are considered to serve several trip purposes, and thus are classified as principal arterial roads. A collector road's purpose is to provide access to minor public facilities, cross-connection between roads, access to concentrated land use areas, and access to diffuse land use areas.

Table 3-2. Functional Classification by Trip Purpose

Functional Classification by Trip Purpose	
Trip Purpose	**Functional Classification**
Travel to and through urbanized areas	Arterial
Travel to and through small urban areas	Arterial
National defense	Arterial
Interstate and regional commerce	Arterial
Access to airports, seaports, and major rail terminals or intermodal facilities	Arterial
Access to major public facilities	Arterial
Interconnection of major thoroughfares	Collector
Access to minor public facilities	Collector
Interconnection of minor thoroughfares	Collector
Access to concentrated land use areas	Collector
Access to diffuse land use areas	Collector
Travel between home, work, entertainment, and shopping destinations and nearest road on the primary network composed of arterial and collector roads	Local

Source: Highway Functional Classification Concepts, Criteria and Procedures, Federal Highway Administration

The functional classification and maintenance responsibility as major roadways in the City of Dania Beach is provided in Table 3-3.

Table 3-3. Functional Classification and Maintenance Responsibilities of Major Dania Beach Roadways

Functional Classification and Maintenance Responsibility of Major Dania Beach Roadways		
Roadway	**Classification**	**Maintenance Responsibility**
I-95	Principal Arterial	Florida Department of Transportation
I-595	Principal Arterial	Florida Department of Transportation
S.R. 84	Minor Arterial	Florida Department of Transportation
Griffin Road	Principal Arterial	Florida Department of Transportation
U.S. 1	Principal Arterial	Florida Department of Transportation
Stirling Road	Minor Arterial	Florida Department of Transportation
Sheridan Street	Minor Arterial	Florida Department of Transportation
Dania Beach Blvd.	Minor Arterial	Florida Department of Transportation
Dixie Highway	Collector	Broward County
Ravenswood/Anglers Avenue	Collector	Broward County
Old Griffin Road	Collector	Broward County
Bryan Road	Collector	Broward County
S.E. 5th Avenue	Collector	Broward County
S.W. 27th Avenue	Collector	Broward County
S.W. 40th Avenue	Collector	City of Dania Beach

Source: Broward County Highway Functional Classifications, Broward County Department of Transportation Planning

The maintenance responsibility of the roadway system is shared by Federal, State, County, and municipal governments.

In general, Broward County is responsible for the maintenance of all County roads and the State is responsible for maintaining principal arterial roads. The Road Classification Map included in the Map Series shows the classification of each major roads within the City.

Florida Intrastate Highway System. Section 334.03, FS, defines the "Florida Intrastate Highway System" (FIHS) as a system of limited access and controlled access facilities on the State Highway System, which have the capacity to provide high-speed and high-volume traffic movements in an efficient and safe manner. State legislation enacted in 2004 has created a Strategic Intermodal System (SIS) that is a regional network of transportation facilities including the FIHS roadway component. SIS/FIHS requires the establishment of strategies to facilitate local traffic use of alternatives to the FIHS. Table 3.4 lists those roadway segments on the Florida Intrastate Highway System (FIHS) that are located within Dania Beach.

Table 3-4. SIS / ~~FIHS~~ Roadways

Strategic Intermodal System (SIS) ~~Florida Intrastate Highway System (FIHS)~~		
SIS / FIHS Roadways	**Roadway Segments**	**Centerline Footage**
Interstate 95	Hollywood (north city limits) to vicinity of the airport	10,000+ feet
Interstate 595	I-95 west to Dania Beach city limits	3,800+ feet
Total		13,800+ feet

Source: Florida Department of Transportation

Intersections and Interchanges

An intersection is defined as the general area where two or more roadways join or cross at grade, including the roadway and roadside facilities for traffic movements within the intersection. An intersection is an important part of the roadway network because its design influences the efficiency, safety, speed, cost of operation, and capacity of roadways. Interchanges are designed to permit traffic to move freely from one road to another without crossing another line of traffic. The north half of the Stirling Road/I-95 Interchange, all of the Griffin Road/I-95 Interchange and a portion of the I-595/I-95 Interchange are located within Dania Beach.

Right-of-way

Right-of-way often is the major cost for transportation improvement projects; therefore, the acquisition of the needed land should be planned far in advance of the scheduled construction time. The Broward County Trafficways Plan, administered by the Broward County Planning Council, is a roadway right-of-way preservation plan. To accommodate the impacts of new development, right-of-way is dedicated by developing parcels to provide for an adequate regional roadway network.

A dedication for at least half of the roadway width that the Trafficways Plan calls for is normally required to be dedicated to the public at the platting stage. This dedication can also be obtained during site plan other development permit processes. Objective VIII and related implementing policies address right-of-way protection and preservation.

Currently there are four main classifications designated in the Trafficways Plan: limited access/controlled freeways; arterial; collector; and one-way pair. The right-of-way width for the limited access and controlled freeways is 325 feet; for arterial roadways, it varies from 100 to 200 feet; for collector roads, it ranges from 70 to 94 feet; and for one-way pairs, the range is from 42 to 54 feet.

Signalization

Signalization is an important part of the roadway system. It controls the flow of traffic; therefore, it affects the traffic volume passing through a particular intersection. For isolated (that is, non-system or uncoordinated) operation, the signal type indicates the degree to which a traffic signal's cycle length, phase plan, and phase times are preset or actuated.

There are currently two types of signals in use: actuated signals and semi-actuated signals. Intersections that have actuated signals will have vehicle detectors for all approaches. Each phase is subject to a minimum and maximum green time and some phases may be "skipped" if no vehicle demand is detected. Intersections installed with semi-actuated signals only have detectors located on the minor street. The signal is set such that the green is always on the major street unless a vehicle is detected on the minor street. The pre-timed signal has a preset sequence of phases in repetitive order. Each phase has a fixed green time and change interval that is repeated in each cycle.

The Broward County Traffic Engineering Division is responsible for installing and maintaining all signal systems in the County. The purpose of traffic signal computerization is to optimize signal operation, thereby, providing a more efficient transportation system. Coordination of traffic signals through computerization has been recognized as one of most effective ways to improve the traffic flows.

Signage

Signing and markings are features of traffic control and operation that must be considered in the geometric layout of each facility. The FDOT, Broward County, and the municipalities create and maintain signage on their functionally assigned roadways.

Amenities

Landscaping is the primary highway amenity. Landscape design of completed highways serves functional, as well as aesthetic purposes. Plants can aid with glare reduction, acoustical control, erosion control, and traffic control, if they are well chosen and judiciously placed. Plants also can create and define spaces, by complementing and improving the attractiveness of certain sites, while masking undesirable views. Landscape design can influence speed through control of road focal points.

Significant parking facilities and durational limits

Significant public parking facilities in Broward County are defined as greater than 500 parking spaces. Long-term parking facilities are defined as more than a day parking duration. The closest facility to Dania Beach that meets these definitions is Fort Lauderdale Hollywood International Airport which has over 8,000 spaces for long and short term parking. The Sportsman Park Tri-Rail station also provides long and short term parking for approximately 180 vehicles.

The Dania Jai Alai fronton on Dania Beach Boulevard is another significant parking facility in close proximity to the downtown area. Parking policies at these facilities are determined by the respective owners. Two centrally located city-owned facilities with significant parking include city hall parking garage (440 spaces) and Frost Park (130 spaces). In addition, approximately 100 on-street parking spaces exist in the downtown area. The City maintains and implements land development regulations that require new development and redevelopment to provide adequate on-site parking for all uses.

Safety

A safe roadway network enhances the protection of life and property. Safety concerns are monitored by tracking measures such as crash indicators, access management standards, and hurricane evacuation.

Crash Indicators

The City's Police Department (Broward Sheriff's Office) supplies the Florida Department of Highway Safety (FDHS) with accident data collected in the City. Accident data is also compiled by the State Highway Patrol and other municipal police departments. The City

supports legislation which establishes a consistent statewide road safety database that would be readily available to municipalities and the public so that the appropriate agencies could be better prepared to correct safety problems.

The City continues to support efforts by FDOT and Broward County to identify, fund and construct improvements to reduce the number of accidents.

Access management
Transportation Element Policy 2.1.3.4 provides for Dania Beach to support and encourage Broward County's access management efforts during the platting process to protect the regional roadway network as identified in the Broward County Trafficways Plan.

Hurricane evacuation
The area of the City that is located on the barrier island is limited to the Florida Atlantic University Sea Tech Research Facility, a public park, the Quarterdeck and Fish Grill restaurants, and the public beach. Persons east of Federal Highway that are to be evacuated during a hurricane need not cross bridges to the mainland. Table 3-5 shows the two east-west evacuation routes leading from and into the Coastal High Hazard Area. All bridges crossing the Intracoastal Waterway are moveable bascule bridges as identified on Table 3-6.

Table 3-5. Hurricane Evacuation Routes and Other Pertinent Information

Hurricane Evacuation Routes and Other Pertinent Information		
Route	**General Area Served for Evacuation**	**Lanes:** **SR A1A to US 1**
Dania Beach Blvd.	Dania Beach Blvd. to Sheridan Street	4 & 6 lanes
Sheridan Street	Dania Beach Blvd. To Hollywood Blvd.	4 lanes

Source: South Florida Regional Hurricane Evacuation Study, South Florida Regional Planning Council

Table 3-6. Bridges Critical to Hurricane Evacuation

Bridges Critical to Hurricane Evacuation		
Bridge Name	**Length and Deck Width in Feet**	**Closed Clearance in Feet**
Dania Beach Blvd. Bridge	495/59	18
Sheridan Street Bridge	354/57	22

Source: Broward County Emergency Management Division, Transportation Planning Division, FDOT, and US Chart Series

The Public Transit Network

The Bus Stop Inventory and Bus Routes Maps included in the Map Series shows all transit stops located within the City.

Public transit facilities

Public transit facilities include bus terminals, transfer stations, rights-of-way, motorized vehicles (buses and vans), transit bus stops, transit amenities, and other facilities. There are no terminals or transfer stations in the City of Dania Beach.

Rights-Of-Way and Exclusive Public Transit Corridors
Additional right-of-way is acquired along major arterial roadways during the roadway widening process for bus pullout bays, also called bus bays. Bus pullout bays are specialized bus stop auxiliary lanes, independent of the through traffic travel lane. The bus bays are designed to minimize traffic obstruction and maximize passenger safety. Right of way for bus bays is also obtained through the platting process.

Exclusive public transit corridors are roadways or railways exclusively designated by the FDOT or a local government for public transit, which are physically separated from general use corridors and to which access is highly restricted. The South Florida Rail Corridor, previously known as the CSX Transportation railway corridor, is the currently the only exclusive public transportation corridor in Dania Beach and all of Broward County.

Public Transit Vehicles
Broward County Transit's ("BCt") 2020 vehicle inventory consists of 397 full-size transit coaches. All vehicles are air-conditioned and have kneeling mechanisms, which lower the steps of a bus to accommodate people who have mobility impairments. All buses are equipped with wheelchair lifts for facilitating boarding and disembarking, which extend from the bus to the at-grade level of the bus stop (either sidewalk or roadway). The average age of the BCT fleet is 5 years.

Public Transit Bus Stops
BCt maintains, monitors, and updates its' Bus Stop Inventory. Each stop has a unique code for the bus route and a unique location code that that shows that there are shared bus stops. A non-accessible bus stop is one that does not have a 5-foot by 8-foot concrete pad, connected to a sidewalk with a curb cut.

Public Transit Amenities
The Bus Stop Inventory reports data regarding bus stop locations as well as amenities at each location; amenities include bus benches, shelters, pull-out bays, and trashcans. Shelters located in municipalities are coordinated with the municipalities in accordance with Broward County Transportation (BCt) standards. The City of Dania Beach has contracts with private advertising companies to provide bus benches and bus shelters where the City and the respective company mutually agree to their placement.

After conducting a field survey on October 5, 2023, staff produced a count of each bus stop location and the features at said locations. As indicated on the Table 3-7, there are a total of 120 bus stop signs throughout the City of Dania Beach; out of these 120 bus stop signs, 70 of them have benches, 40 of them have shelters, 13 of them have Pull-Out Bays, and 73 of them have Trash Cans.

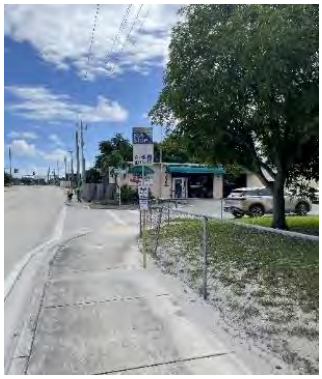
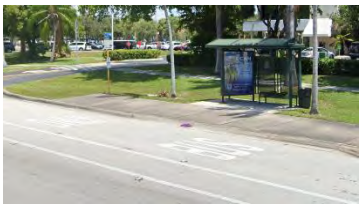
Table 3-7. Bus Stop Inventory

Stops	Benches	Shelters	Bays	Trash
120	70	40	13	73

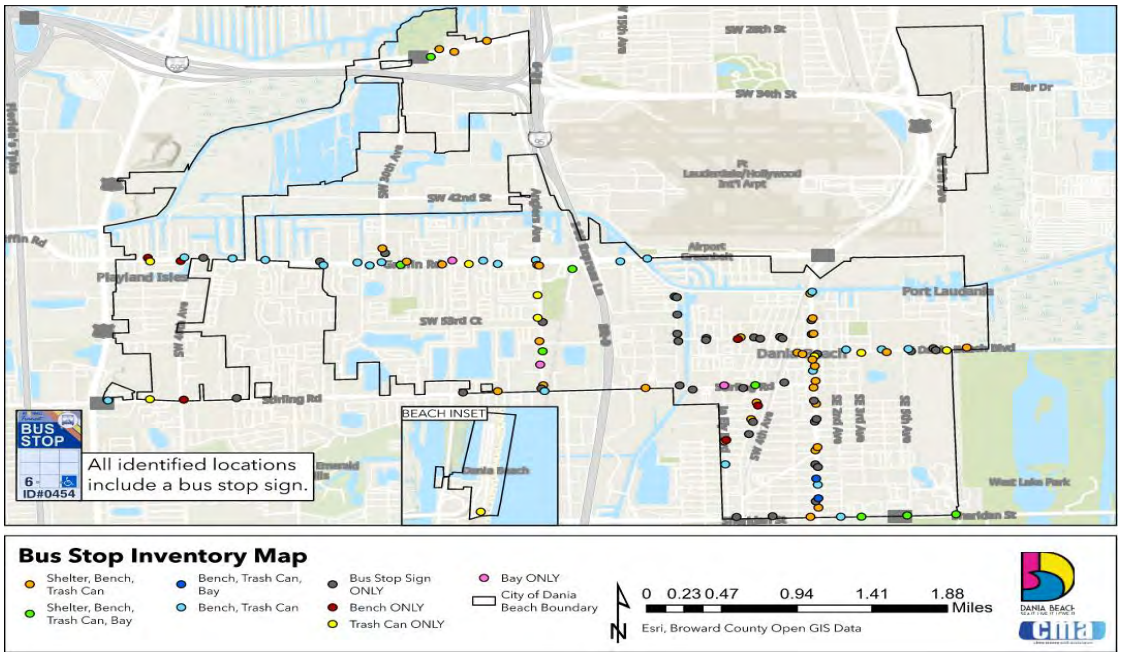
Source: 2023 Field Inventory

The bus stops in the City have various combinations regarding the amenities at each location. There are a total of eight different combinations throughout the city, these combinations are as follows:

1. Bus Stop Sign ONLY
2. Bus Stop Sign and Bench
3. Bus Stop Sign and Trash Can
4. Bus Stop Sign and Pull-Out Bay
5. Bus Stop Sign, Bench, and Trash Can
6. Bus Stop Sign, Shelter, Bench, and Trash Can
7. Bus Stop Sign, Bench, Trash Can, and Pull-Out Bay
8. Bus Stop Sign, Shelter, Bench, Trash Can, and Pull-Out Bay

Amenity Combinations – City of Dania Beach Bus Stop Inventory			
Bus Stop Sign ONLY	Bus Stop & Bench	Bus Stop & Trash Can	Bus Stop & Pull-Out Bay
			
Bus Stop, Bench, & Trash Can	Bus Stop, Shelter, Bench, & Trash Can	Bus Stop, Bench, Trash Can, and Pull-Out Bay	Bus Stop, Shelter, Bench, Trash Can, & Pull-Out Bay
			

The following map, included in the Map Series, shows all the bus stop locations and amenities within the city limits. Please note that the legend describes each bus stop type, and its' amenities.



A bus maintenance facility is located on Angler's Avenue south of Griffin Road within Dania Beach. This site has the capacity to park and maintain up to 150 buses.

Public transit services

Public transit services are passenger services provided by public, private or non-profit entities. They include the following surface transit modes: fixed route bus service, express route bus service, feeder bus service, demand responsive service, municipal transit service, intercounty service, and other services.

Fixed-Route Bus Service. The Broward County Mass Transit Division operates Broward County Transit (BCt), a fixed-route bus system servicing nearly all of Broward County's developable area. It provides service on a repetitive, fixed-schedule basis. Each fixed-route trip serves the same origins and designations. Currently, BCt operates 40 transit routes, 35 as regular open-door service and one as a park-and-ride service.

Fixed-route transit service is provided seven days a week, although at reduced levels on Sundays and certain holidays. Regular routes operate from as early as 5:00 a.m. until 10:30 p.m. on weekdays and Saturday, and from 9:00 a.m. to 8:00 p.m. on Sundays. Park-and-ride routes operate at the beginning and end of each weekday. Regular routes primarily operate on 30-minute headways during the week and Saturday, 60 minutes on Sundays.

The City of Dania Beach is currently served by several BCt fixed routes including Routes 1, 4, 6, 12, 15, and 16. These routes, in conjunction with the Community Shuttle, provide

transit coverage to over 80% of the area in the City. The transit route load factor is a capacity performance measure used in the Congestion Management System (CMS). A bus route with a load factor of one (1) is operating at capacity, meaning all seats are occupied. Table 2-8 shows there is one transit route that achieves the load factor of one (1) during peak hours within Dania Beach. With only one of many transit routes that serve operating at capacity, there is generally adequate capacity in the current BCt system to accommodate additional riders who live and work in Dania Beach. With respect to Route No. 1 (US 1), the City supports BCt efforts to expand capacity, increase operating hours, and reduce headways.

Table 3-8. Fixed Public Transit Routes Exceeding the Load Factor One

Fixed Public Transit Routes Exceeding the Load Factor One	
Roadway Segment	**Route No.**
US 1 from Broward Terminal (Ft. Laud) to Aventura Mall	1

Source: Broward County Congestion Management System: Performance Evaluation and Monitoring, Broward County Transportation Planning Division

Express Bus Services
There is not any express bus service currently serving the City of Dania Beach.

Feeder Bus Services
Feeder bus service routes are defined as local transit service that picks up and delivers passengers to a rail transit terminal, express bus stop, transfer point, or terminal. Feeder bus service is currently provided to Tri-Rail stations under a private contract. Broward County, through a contract with the Tri-County Commuter Rail Authority, supplies feeder services to the Tri-Rail terminal located in Dania Beach and identified in Table 3-9.

Table 3-9. Tri-Rail Feeder Bus Service

Tri-Rail Feeder Bus Service		
Station Name	**Route's Main Roadways**	**Vehicles**
Ft. Lauderdale Airport	Griffin Road and Ravenswood Road	3

Source: Train Schedule and System Information, Tri-County Commuter Rail Authority

Community Bus Service
Community Bus Service, operated by the City under a contract with Broward County, provides intracity (local) bus service from neighborhoods to local destinations, including shopping centers, medical facilities, community centers, parks, the municipal beach, and Broward County Transit transfer locations. Under this contract, Propane-fueled buses equipped with wheelchair securements and bicycle racks are purchased by BCt and leased to municipalities for $10.00 per bus annually. BCt pays an annual

stipend to assist in the maintenance and operation of the vehicles. The mini buses have a capacity of 16 passenger vehicles and all are wheel chair accessible. The City staff work closely with BCt and citizens to design route alignments and operating characteristics. The Community Bus Service, while a fixed route facility, can be modified by the City based on citizen user demand and capacity. The City periodically evaluates the Community Bus System in conjunction with BCt to assess ridership rates and identify system improvements.

The City currently operates three community bus service routes. These routes are identified on the Bus Routes and Stops Map included in the Map Series. While the service is designed to provide local bus service, another function is to provide access to the regional transit system including Tri-Rail.

The routes are designed to provide links with BCt Routes. These links provide those who live and work in the City who are not served by BCt fixed route service with access to the regional transit system. Hours of operation are Monday through Friday from 9 am to 5 pm. The community bus service operates on 40 minute headways.
Total transit coverage area in the City is over 80% including the BCt and the Community Bus service. See the Bus Inventory Map included in the Map Series.

Table 3-10. Local Community Bus Service

Local Community Bus Service	
Average Headway	**Route's Main Roadways**
East Route: 60 Minutes West Route: 75 Minutes	East Route: Dania Beach Boulevard, Gulfstream Rd, SE 5th Ave, SE 3rd St, SE 10th St, SE 2nd Ave, S Federal Highway, Phippen Waiters Rd, Sheridan St, Oakwood Blvd, NE 1st St, and NE 2nd St West Route: West of i-95. Dania Beach Boulevard, NW 1st St, NW 2nd Street, Bryan Road, Oakwood Boulevard. Griffin Rd, Stirling Rd, Angler's Ave, Park Rd, SW 53 Ct, SW 43 Terr, SW 54 Ct, SW 54 Ave, and SW 31 Ave.

Source: City of Dania Beach, Community Bus Service

Demand Responsive Service

Broward County funds and administers the Transportation Options Program (TOPS), which provides door-to-door service, upon request, to residents who are transportation or economically disadvantaged, for several specific trip purposes. The Mass Transit Division reports that in 1997 there were approximately 164 privately operated taxi and limousine companies registered in Broward County. These companies have licensed vehicles with capacities of eight (8) passengers or less.

In recent years, the growing popularity of on-demand ride services, such as Uber and Lyft, have filled the need of the Dania Beach public.

Intercounty Services

BCt fixed routes provide intercounty service to Miami Dade and Palm Beach Counties. Route 1 which runs from the Broward Downtown terminal to the Aventura Mall travels through the City of Dania Beach along U.S.1. BCt routes also connect with Palm Beach County's transit system at the Boca Town Center and Mizner Park Developments in the City of Boca Raton.

Other Transportation Services
Other transportation providers within Broward County that provide service to Dania Beach include the Broward County School Board and various private companies, as well as over 30 social service agencies.

Tri-Rail Station and Corridor

The City of Dania Beach has a Tri-Rail station that serves Fort Lauderdale/Hollywood International Airport. The Tri-Rail corridor is the only currently designated public transportation corridor in the City of Dania Beach. The purpose of corridor designation and subsequent planning is to relieve congestion by increasing people carrying capacity through the use of high occupancy vehicles. FDOT has identified seven designated public transportation corridors in Broward County.

The Tri-Rail corridor travels through the City of Dania Beach along the west side of I-95. The current and future land use plan designations along the corridor are generally compatible with the transit corridor and include nonresidential uses such as commercial, industrial and FLL. The Dania Beach Tri-Rail station is located on Griffin Road and is an integral part of the Sportsman Park retail and entertainment center. In order to further enhance the attractiveness of the Tri-Rail system and improve the linkage between land uses and transit service, residential uses should be developed near the Tri-Rail stations, where appropriate, to create an urban village development pattern.

In order to promote and protect this public transportation corridor, the City will continue to coordinate with Broward County Planning Council, FDOT and the MPO along with other municipalities to establish a transit-oriented corridor overlay zoning district as a means of promoting public transit use and reducing the impact on the Florida Interstate Highway System.

Major public transit trip generators and attractors

Major public transit generators and attractors are concentrated areas of intense land use or activity that produce or attract a significant number of local trip ends. Public transit generators are typified by residential land uses.

Public transit attractors include commercial, industrial, office, commercial recreation, educational, institutional, and transportation land uses. Ideally, public transit should connect major transit generators to major transit attractors.

Broward County defines a major public transit generator as one of the 40 Traffic Analysis Zones (TAZs) with the highest population density. A major public transit attractor is one of the 40 TAZs with the highest employment density. The number 40 was chosen because it approximately represents five (5) percent of all TAZs within Broward County.

Table 3-11 shows activity centers in, and adjacent to, the City. All of these activity centers are served by the BCt or Community Bus routes.

Table 3-11. Activity Centers in and adjacent to the City

Activity Center	Activity Type
City Hall/Art and Entertainment District	Employment
Dania Jai Alai Fronton	Recreation
Dania Beach	Recreation
John U Lloyd State Park	Recreation
Outdoor World/ Sportsman Park	Shopping, Museum
Dania Pointe	Shopping, Recreation

Safety

(Broward County Transit: BCt) Public transit safety addresses such issues as the safety certification process, transit fatalities and injuries, security surveillance at terminals and on buses, and hurricane evacuation.

Safety certification
BCt is in full compliance with the safety requirements mandated by the System Safety Program Plan (SSPP), Chapter 14-90, "Equipment and Operational Safety Standards Governing Public Sector Bus Transit Systems".

Security detail and surveillance
BCt has a security detail composed of Broward County Sheriff deputies. Additionally, all new buses purchased are equipped with security cameras.

Hurricane evacuation
BCt provides bus service to the Coastal High Hazard Area.

Bicycle Network

The bicycle network includes bicycle facilities and services designed to enable and encourage the use of bicycles for recreational and utilitarian purposes. Recreational trips include travel for leisure, enjoyment, or pleasure and utilitarian trips include travel for work or errands.

Bicycle facilities

Bicycle facilities include bikeways, bicycle parking racks and bicycle transport racks.

Bikeways
A bikeway is any road, path or way that is open to bicycle travel and from which motor vehicles are excluded. Bikeways may be located within a roadway right-of-way, but are usually within an independent right-of-way. Broward County bikeways include paths, lanes, and wide curb lanes, which total almost 299 miles. Bikeways predominantly follow state roads, although scattered segments follow local roads.

A bike path is a bikeway that is physically separated by an open space or barrier. The bike path follows the east side of S.E. 5th Avenue, between Sheridan Street and East Dania Beach Boulevard. There is a substandard bike lane in Dania Beach Boulevard from S.E. 5th Avenue to the public beach across the Intracoastal Waterway. Upgrading this facility is addressed in Objective 1, Policy 1-16.

Bicycle transport racks
Bicycle transport racks are facilities provided on public transit vehicles and allow a passenger to carry a bike from a point of origin to a destination. Public transport racks enable the public transit user to reach destinations not served by the public transit system, thereby increasing the service area. Currently transport racks are provided on several BCt bus routes and are planned for all routes. Tri-Rail provides bicycle transport racks on each car.

Bicycle services

Bicycle services include bicycle repair services and educational programs.

Repair
Bike repair and maintenance are integral to bike ownership. The private sector provides bicycle repair services. There are numerous bicycle repair shops located throughout the county.

Airports and Related Facility Services

Civil aviation activities can be subdivided into passenger air carrier, air cargo, and general aviation facilities. Broward County owns, operates and maintains the Fort Lauderdale/Hollywood International Airport (FLL) which is located immediately adjacent to the corporate limits of the City of Dania Beach. FLL is a regional facility that serves international and domestic air carriers. It occupies a site of 1,718 acres located south of I-595 and north of Griffin Road. The airport is accessible by roadway (from I-95, I-595, Griffin Road and US-1), by Tri-Rail shuttle service and by a BCt bus route.

The airfield consists of three active runways and supporting taxi ways and taxi lanes. The southern runway, originally a utility runway designed for use by general aviation and commuter aircrafts, has since been expanded for commercial use. The other runways are designed to accommodate air carrier aircraft.

The existing terminal complex includes three terminal building units with five concourses. The terminals provide facilities to accommodate passengers and their baggage including ticket counter, passenger waiting areas, baggage claim, baggage handling, concessions, customs and immigration, as well as airline operations base. The terminals combined exceed 900,000 square feet. Parking structure and surface parking lots accommodate short and long term parking for over 10,000 vehicles.

FLL has experienced significant growth in recent years and future growth is projected. Due to the scale and activity at FLL, one of the City's biggest challenges regarding transportation and land use planning is to ensure that future expansion on the airport is consistent and compatible with established 30+ year old residential neighborhoods adjacent to the airport.

The last new terminal built at Fort Lauderdale-Hollywood was more than 20 years ago, but two concourses have since been added and the airport has undergone major renovations to its four terminals in recent years. A new Terminal 5 is expected to open and the project is being managed by JetBlue, a major carrier at the airport. To assure that airport and airfield development is compatible with established residential development abutting, the Hilton hotel was purchased and demolished as well as properties east of U.S 1. The airport, city staff and elected officials continue to participate in the planning processes related to FLL.

Intermodal Terminals and Access to Intermodal Facilities

An intermodal facility is a facility designed to relate to two or more modes of transportation using single or closely related transportation facility and service.

FDOT's Corridor Management Procedure defines it as the provision of connections between different transportation modes, such as adequate highways to ports or bus feeder services to rail transit, individual modes working together to provide the user with the best choices of services. For purposes of this Transportation Element only passenger intermodal facilities are addressed.

Intermodal facilities include terminals, high-occupancy vehicle (HOV) lanes and park-and-ride facilities. Intermodal facilities that serve Dania Beach include the Sportsman Park Tri-Rail station and the Fort Lauderdale Hollywood International Airport (FLL). FLL is served by roadways, rail and transit service which makes it a primary intermodal facility in the region. The Sportsman Park Tri-Rail station is the closest to FLL and shuttle service is provided to connect Tri-Rail to FLL. Plans are currently being developed by Broward County to expand the intermodal connections at FLL with a rail facility that will link FLL with Port Everglades.

Transportation Level of Service Standard

Florida law requires transportation level of service standards be adopted for roads and public transit facilities within the local government's jurisdiction.

Roadway LOS Standards

The roadway level of service (LOS) standard is a qualitative assessment of the road user's perception of the quality of flow of traffic. The LOS standard is represented by a letter scale "A" through "F," with "A" being the most favorable conditions and "F" being the least favorable. The LOS is measured by dividing the number of vehicle trips (i.e., volume) on the facility by the capacity of that facility. While this is the most prevalent LOS standard, other standards could be employed. This includes LOS standards based on the number of person trips, vehicle miles traveled, vehicle hours traveled, or average speed can be used.

Strategic Intermodal System (SIS) / Florida Intrastate Highway System

Local governments are required to adopt the LOS standards established by the Florida Department of Transportation for facilities on the SIS / FIHS. The only SIS/FIHS roadways in Dania Beach are I-95 and I-595.

Table 3-12. LOS standards for facilities on the SIS/FIHS

ROADWAY	LINK	TWO-WAY PEAK HOUR VOLUMES	LANES
I-95	Miami Dade County to I-595	14,300	10
I-595	SR 7 to US 1	8,500	10

Roadway Network

Table 3-13 depicts the existing roadway network segments that are approaching capacity, that is, those roads with a V/C ratio between 0.90 and 0.99, and those segments that are overcapacity. The figures, including committed trips, are derived from the Traffic

Review and Impact Planning System (TRIPS) model, which is operated and maintained by Broward County. Information developed through the model is provided to the City. Table 3-13 depicts the existing levels of service based on p.m. peak hour traffic counts derived from the TRIPS model.

Table 3-13. Peak Hour Conditions - 2020

Peak Hour Conditions			
Road	**Volume**	**Capacity**	**LOS**
SHERIDAN STREET			
East of Dixie Highway	2,660	3,580	C
East of US 1	2,613	3,580	C
STIRLING ROAD			
East of SR 7	2,993	5,390	C
East of Park Road	4,038	5,390	C
East of I-95	3,088	5,390	C
DANIA BEACH BLVD			
East of US 1	846	5,390	C
East of NE 2nd Avenue	798	5,390	C
East of Gulfstream Road	798	3,580	C
GRIFFIN ROAD			
East of SR 7	3,420	5,390	C
East of I-95	1,777	5,390	C
RAVENSWOOD ROAD			
North of Stirling Road	1,387	1,197	F
North of Griffin Road	475	1,197	C
I-595			
East of I-95	4,798	13,620	B
I-95			
North of Sheridan Street	20,710	17,040	F
North of Stirling Road	20,663	17,040	F
North of Griffin Road	19,143	17,040	F
US 1			
North of Sheridan Street	2,945	2,920	E
North of Stirling Road	3,848	2,920	F
North of Griffin Road	3,468	5,390	C

Source: MPO Roadway Level of Service Analysis for Years 2020 and 2045

Roadways

City of Dania Beach is served by a network of state, county, and local roads which range from Interstate 95 to local neighborhood streets. Table 3-14 identifies the jurisdiction, classification, and number of lanes for roadways located within the City. This information is also illustrated in the Road Classification Map included in the Map Series.

Table 3-14 Roadway Classification

ROADWAY	JURISDICTION	ROAD CLASSIFICATION	NUMBER OF LANES
SW 30 AVE	City	Major Collector	4
SW 30 AVE	County	Major Collector	2
RAVENSWOOD RD	County	Major Collector	2
N 29 AVE	City	Major Collector	4
SW 40 AVE	City	Major Collector	2
I-95	State	Principal Arterial	10
US-1	State	Principal Arterial	4
W DIXIE HWY	County	Major Collector	2
SW 32 ST	City	Minor Collector	2
SR-84	State	Minor Arterial	4
SR-84	State	Minor Arterial	6
BRYAN RD	County	Minor Collector	2
SW 42 ST	County Airport	Major Collector	2
I595	State	Principal Arterial	8
SHERIDAN ST	State	Minor Arterial	6
SE 5 AVE	City	Minor Collector	2
SHERIDAN ST	State	Minor Arterial	4
STIRLING RD	State	Minor Arterial	6
DANIA BCH BLVD	State	Minor Arterial	2
DANIA BCH BLVD	State	Minor Arterial	6
DANIA BCH BLVD	State	Minor Arterial	4
OLD GRIFFIN RD	County	Major Collector	2
GRIFFIN RD	State	Principal Arterial	6
STIRLING RD	State	Minor Arterial	6
I595	State	Principal Arterial	8
LEE WAGENER BLVD	County	Major Collector	2
SW 26 TER	City	Major Collector	2
US-1	State	Principal Arterial	4
GULF STREAM WAY	City	Major Collector	2
ELLER DR	County	Major Collector	4
NE 7 Ave	County	Local	4
Port Everglades Expy Ramp	County	Principal Arterial	8

Source: Broward County Open GIS portal

Jurisdiction

The Jurisdiction refers to the "ownership" of the roadway. For example, the Florida Department of Transportation (FDOT) has the responsibility to maintain roadways within their jurisdiction. FDOT also controls the access to these roads. Broward County and the City have similar responsibilities for roads within their jurisdiction. It should be noted that the City has the authority to establish the level of service standard for all roads within the City, regardless of jurisdiction. In addition, jurisdiction can be transferred between FDOT, Broward County and the City upon the parties reaching agreement as to the transfer.

Concurrency Management System

Community Development Department, in cooperation with the Public Services Department, implements the Concurrency Management System (CMS) as it relates to municipal roadways. The Broward County Department of Environmental Protection implements the CMS for County and State roadways. The CMS provides a development order or permit shall be issued when a roadway exceeds the applicable adopted LOS standard provided one or more of the following mitigation measures apply:

1). The proposed development does not place any trips on, or create any, overcapacity links within the impact area. The impact area consists of all property within the impact distance of the boundary of the proposed development site, where the impact distance is defined below:

Table 3-15. Impact Distance of Proposed Development Site

Proposed Use:	Impact Distance (miles):
Church	1
Commercial, less than 200,000 square feet GFA	1
Commercial, between 200,000 & 1 million sq ft GFA	2
Commercial, greater than 1 million square feet GFA	3
Commercial recreation	1
Community Facility	1
Day Care	1
Hotel	1
Industrial / Warehouse	2
Office	2
Park (local)	1
Park (regional)	2
Regional Cultural/Tourism Facility	3
Residential	1.5
School	1

Proposed developments with mixed use will be assigned the impact distance from the above table that is closest to the weighted average of impact distances of the individual uses in the proposed development, with the weights based on trips generated. Traffic studies submitted by an applicant shall be considered in reaching this determination.

2). The proposed development places trips on, or creates overcapacity links within the impact area but one of the following conditions applies:

a. There is an approved action plan to accommodate the traffic impact of the development; or

b. The necessary improvements to provide the applicable level of service are either under construction or are the subject of a executed contract for the immediate implementation of the improvements at the time the permit is issued; or

c. The necessary improvements to provide the applicable level of service have been included in the first two (2) years of the adopted municipal, state or county schedule of transportation improvements and the applicable government entity makes a determination that a binding contract for the implementation of said improvements will be executed no later than the final day of the second fiscal year of the original schedule; provided, however, that for an improvement to a FIHS facility, inclusion in the third year of the adopted state program may also be acceptable; or

d. The necessary improvements for the applicable LOS are provided for in an enforceable development agreement and will be available prior to certificates of occupancy that require those facilities. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, Florida Statutes; or

e. The development permit will be issued in accordance with, and as authorized by, an approved Florida Quality Development (FQD) or Development of Regional Impact (DRI) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued after being reviewed for concurrency; or

f. The proposed development is found to have vested rights with regard to any affected road segment in accordance with the provisions of Chapter 163, Part II, Florida Statutes, or a common law vested rights determination made as to that road segment in

accordance with Section 5-181(l) of this Article. The proposed development must meet concurrency for any road segment for which a vested rights determination has not been made; or

g. The proposed development meets the de minimis criteria.

h. The proposed development is within an area designated on the Broward County Land Use Plan for urban infill, urban redevelopment or downtown revitalization transportation concurrency area.

i. The proposed development would promote public transportation. Specifically, the proposed development is either:

(ii) a public transit capital facility, including transit terminals, lines, shelters and stations; or

(iii) an office building or office project that includes fixed-rail or transit terminals as part of the building

This CMS was modified from the one that was adopted in the City's previous Traffic Circulation Element. The revisions will be incorporated in the City's Land Development Code as stated in Policy 1.29. Policy 1.25 addresses coordination with Broward County concerning overcapacity roadways segments and roadway segments approaching capacity.

TRENDS AND CHALLENGES

The Transportation Element is based upon the following series of analysis: land use and transportation system interaction; existing and projected transportation level of service and system needs, including existing and projected intermodal needs; maintaining the adopted transportation level of service standards; consistency between future land use and transportation elements, and consistency with other transportation plans; and promotion and support of public transportation system in designated public transportation corridors.

Land Use and Transportation System Interaction

This section is broken down into four parts: Subsection 1 addresses growth trends and travel patterns associated with the transportation system, i.e., the roadway and public transit networks. Subsection 2 focuses on the adequacy of the transportation system for evacuation. Subsection 3 looks at the availability of the transportation system to serve existing land uses. Subsection 4 addresses land use compatibility around airports.

Growth Trends and Travel Patterns

No single force has had a greater impact on the pattern of land development in American cities in this century than the construction of roadways (See, The Transportation/Land Use Connection, Moore and Thorsnes, 1994). Initially, better roadways decreased the cost (both time and money) of transportation within and between urban areas. In recent years, roadway construction has gone hand in hand with what has become known as urban sprawl.

Broward County's historic growth and development were primarily linked to the construction of the Atlantic Intracoastal Waterway and Flagler's railroad. These improvements allowed the movement of freight and passengers to and from Broward County. It was the development of the railroad that specifically led to the development of Dania Beach as an agricultural center. Dania Beach became a City in 1904 not only making it the oldest municipality in Broward County; it was a legal entity prior to the creation of Broward County. Construction of US 1 and then I-95 through Broward County provided Dania Beach with greatly enhanced roadway access. More recent growth in Broward County has been westward following the opening of lands for development through drainage projects and subsequent building of high volume roadways.

Establishment of Community Redevelopment Area and Local Activity Center Land Use Designation

In April 2004, the Broward County Commission approved the City of Dania Beach Community Redevelopment Area ("CRA") Plan for a 500 acre CRA to include commercial properties along the US 1 corridor, the Dania Beach Boulevard Corridor, as well as the central business district surrounding city hall. Also in 2004, both Broward County and Department of Community Affairs (DCA) approved the City's 150 acre "Local Activity Center" (LAC) Future Land Use plan amendment designation within the urban core of the CRA. Both the CRA and LAC land use designations were intended to foster redevelopment of Dania Beach's 100 year old business district as a mixed-use pedestrian friendly urban village incorporating Transit-Oriented-Design (TOD) to increase transit usage and reduce reliance on single occupancy vehicle usage.

Regional Activity Center (RAC)

In 2009, the City replaced the LAC Future Land Use designation with the Dania Beach Regional Activity Center (RAC), that now contains approximately 1,344 acres and is generally located east of I-95, between Griffin Road and Sheridan Street. An amendment to the RAC occurred in 2010 to increase commercial and employment center uses. No dwelling units were added at that time. The successful implementation of the RAC, originally established in 2009, has resulted in Dania Pointe, a +/- 100-acre mixed-use development consisting of 1 million+ sf of commercial, 1,000,000 sf office, 400 hotel rooms, and 1,400 dwelling units. Spirit Airlines recently developed an office complex within the Dania Beach RAC, multiple hotels have been developed along US1,

and high-rise residential developments have occurred along Dania Beach Boulevard. Currently, there are zero units available of the 7,818 units permitted in the RAC.

The City is requesting an additional 4,000 du, as the original count has been exhausted through entitlements, though not fully constructed. The City continues to see interest in RAC units which may rapidly outpace the number of units available for (re)development. The additional 4,000 units requested will help the RAC meet the demand and continue to evolve. Additionally, a 15% set aside for affordable housing is proposed which will also help the city meet demands for affordable housing. Establishment of the RAC also established the Transportation Impact Fee of $21.26 per new PM Peak Hour trips within the RAC.

The MPO Complete Streets Master Plan identifies multiple programmed and proposed projects within the RAC including sections of Bryan Road, Dixie Highway, Old Griffin Road, and US 1.

The 2045 Metropolitan Transportation Plan (MTP) lists projects with a reasonable expectation for funding through 2045 and also advances projects for the 5-year Transportation Improvement Program (TIP). Within this plan, one project will occur within the RAC, which is the widening of Sheridan Street from four (4) to six (6) lanes.

The area within the RAC supports the utilization of mass transit by developing along and near roadways which are located within a ¼ mile of mass transit services. The RAC land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns than traditional land use categories.

Availability of Transportation Facilities and Modes to Serve Existing Land Use

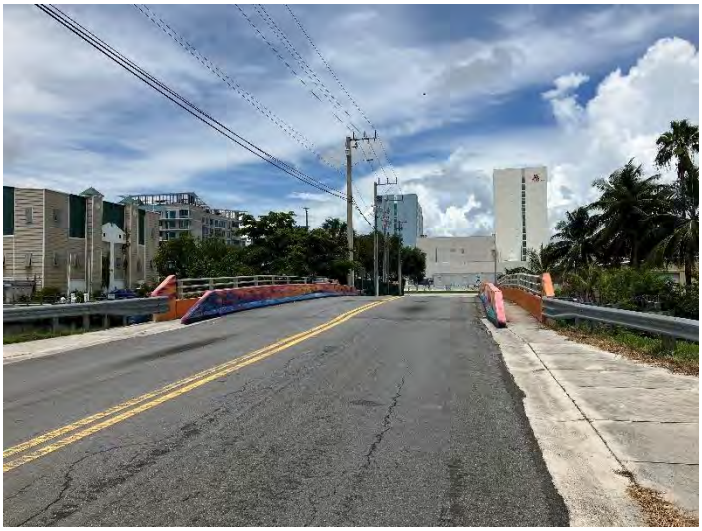
Availability, as used here, refers to the extent to which the transportation system provides access to serve existing land uses. Roadways, public transit, bikeways, and pedestrian ways are transportation modes that require an extensive network of connections in order to serve existing uses. Consequently, this section addresses availability of the roadway, public transit, bikeways, and pedestrian way networks to serve existing land use.

Roadway network

Availability of the roadway network to serve existing land uses is primarily a function of the existing *local roadway system*. New development in the City is assured adequate access to local roadways by the Dania Beach City Code. Collector and arterial roadways, as a secondary or tertiary function, often provided direct access to existing land uses. This occurred more often prior to the implementation of current access management standards.

Public transit network

Availability of public transit to service existing land uses is based on the functional area coverage of the existing fixed-route bus network. Functional area coverage is defined as a ½ mile corridor surrounding a bus route, ¼ mile in each direction. The ¼ mile radius is based upon studies showing a person would walk up to ¼ mile to access the public transit network. The level of service standard adopted by Broward County for public transit is to maintain a 70 percent peak hour functional coverage for residential and employment areas.



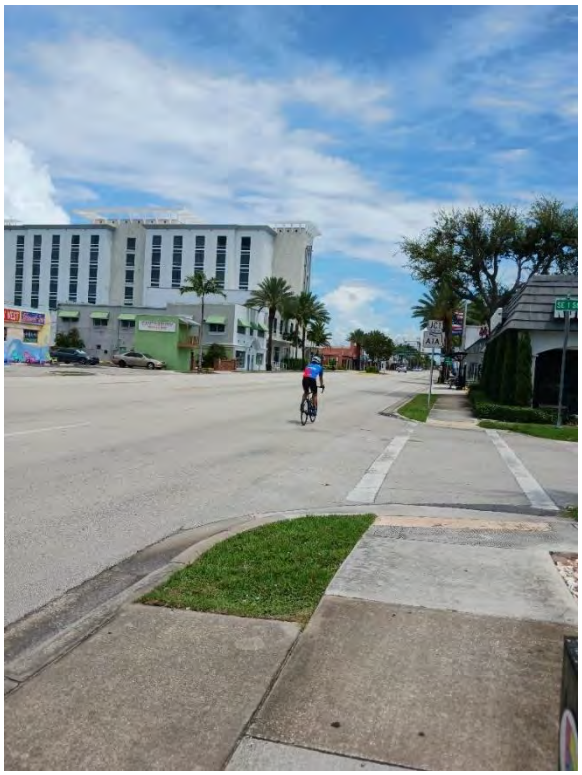
Data provided in Section C below indicates that these standards are met and there are no transit concurrency deficiencies in the County-wide transit system. The City continues to coordinate with the MPO and BCt to expand and enhance transit service in the City. The City is committed to providing the Community Bus Service in conjunction with Broward County to serve these areas of the City that are not within the BCt fixed route service coverage area.

The Americans with Disabilities Act (ADA) requires that BCt, as an operator of a fixed-route bus system, offer complementary service to persons with disabilities who are unable to use the fixed-route system. A complementary paratransit service should operate at the level of service comparable to what is provided to persons without disabilities who use the fixed-route system. Since 1996, Broward County Transit has been in full compliance with the service criteria established by the ADA.

Bikeways Network

As previously described, the bikeway system in Dania Beach is limited and deficient, especially along state roads. The City continues to work with FDOT (who has sole jurisdiction over state roads) and MPO to obtain funding for bike lane improvements, particularly along Dania Beach Boulevard between Downtown and the Beach. The City

also requires the addition of bike paths and bike lanes along all state roads scheduled for resurfacing or reconstruction.



This link between the bicycle and public transit is possible because BCt and Tri-Rail are making provision to carry bicycles on their vehicles. Lack of appropriate bicycle facilities at terminals, however, limits the effectiveness of the connection between the bicycle and public transit. Placing bicycle lockers at Tri-Rail stations and BCt transfer points would increase security for parked bicycles, but requires administration over the locker rentals. Providing this service would eliminate two (2) major disincentives to riding a bicycle to a transit location: lack of parking and bicycle theft.

Allowing bicycles access on board commuter trains and buses has been successful in many areas around the country. In 1995, Tri-Rail developed a policy that would allow bicycles to be brought onto trains. Initially, this policy restricted the hours a bicycle could be brought on board. In 1997, however, Tri-Rail changed its policy regarding bicycles and now allows bicycles on all of its trains. Also, in 1997, BCt began receiving Congestion Mitigation and Air Quality funds to equip the entire fleet of buses with bicycle racks.

Pedestrian ways/Sidewalks

Availability of pedestrian ways to service existing land uses is primarily a product of the functional area coverage of the existing pedestrian way. As noted in the public transit availability discussion, the distance a person would be willing to walk for transit is approximately ¼ mile or 1,320 feet. While this distance is the industry standard, 95% of the Regional Activity Center and 75% of the CRA is located within 500 feet of a transit stop. The City of Dania Beach requires construction of sidewalks along local, collector, and arterial roadways as part of the City's site plan review process of new residential and non-residential construction. The City requests the addition of bike paths and bike lanes along all state roads scheduled for resurfacing or reconstruction.

Adequacy of Transportation System for Evacuation

Evacuation Routes

No residential development is located on the barrier island. That portion of the City that is located on the barrier island is limited to the Florida Atlantic University Sea Tech Research Facility, a public park, the Quarterdeck restaurant, the future Fish Grill restaurant, and the public beach. Those persons of east of Federal Highway that are to be evacuated during a Hurricane need not cross bridges to the mainland. Thus, evacuation for a Hurricane event is significantly less difficult for Dania Beach than it is for most coastal communities. However, there are concerns about the EDBB. The City is involved in ongoing efforts to coordinate with FDOT and the MPO on needed improvements to improve this roadway

Transportation and Hazard Constraints on Routes
Again, due to the fact that Dania Beach residents are not required to cross bridges to the mainland in order to evacuate there are not the constraints faced by other communities.

Evacuation Time
The Hurricane Evacuation Study conducted by the South Florida Regional Planning Council estimates that residents of the City of Hollywood having to evacuate from the barrier islands using Dania Beach Boulevard could do so in about 3.5 hours. Dania Beach residents will be able to evacuate in significantly less time.

Again, the Dania Beach hurricane evacuation time is significantly less as a result of not having to deal with the bridge constraint issue. Construction of projects using the Design-Bid-Build (DBB) approach, resiliency refers to the ability of the project and its associated infrastructure to withstand, adapt to, and recover from various challenges and disruptions. Resiliency in DBB projects is a multidimensional concept that encompasses considerations for environmental, social, economic, and technological factors. The coordination with DOT/MPO and City of Hollywood is paramount.

Compatibility of Fort Lauderdale / Hollywood International Airport with Adjacent Development in the City of Dania Beach

Fort Lauderdale/Hollywood International Airport is a 1,718-acre facility that abuts the City of Dania Beach to the west, south, and east. Properties to the east of the airport are made up of petroleum tank farms; vacant industrial land, car rental facilities, manufacturing and warehouses. Properties to the south and west of the airport are made up of established single-family, residential neighborhoods. In the case of Dania Beach:

1) Airport development has been relatively recent in the City's history,
2) Airport development has occurred subsequent to development of nearby residential properties, and
3) Airport development is often incompatible with adjacent uses.

While acknowledging the airports presence as a major transportation facility, the City's first concern is to assure that airport expansion and development does not adversely affect existing residential development or the city's fiscal ability to provide municipal services.

Accessibility
Residents of the City and the Tri-County area can access the airport through a number of modes of transportation.

Local access to the airport is primarily by road from U.S. 1, which has east west connections via I-595 and Griffin Road. These two roads in turn provide connections to Interstate 95 and the Florida Turnpike. Broward County Transit Route 1 serves the airport. A Tri-Rail connection at Sportsman's Park in Dania Beach also provides access to the airport. A shuttle bus is able to take passengers to the airport terminals from the Tri-Rail Depot at Sportsman's Park. With the convergence of these modes of transportation, the airport is a primary multi-modal transportation facility.

Projected Transportation System Levels of Service and System Needs

The City is required to conduct an analysis on the projected transportation LOS and system needs based on the future land uses shown on the future land use map. This section addresses the above requirements.

Roadways Network

The data and analysis included herein is based on the MPO's Year 2020 and 2045 Long Range Plan Needs Assessment. Table 3-16 below reflects the projected peak hour conditions for level of service for 2045.

Table 3-16. Peak Hour Conditions - 2045

Peak Hour Conditions			
Road	**Volume**	**Capacity**	**LOS**
SHERIDAN STREET			
East of Dixie Highway	2,917	5,390	C
East of US 1	2,299	3,580	C
STIRLING ROAD			
East of SR 7	5,168	5,390	C
East of Park Road	5,206	5,390	C
East of I-95	4,304	5,390	C
DANIA BEACH BLVD			
East of US 1	3,943	3,580	F
East of NE 2nd Avenue	3,325	5,390	C
East of Gulfstream Road	2,423	3,580	C
GRIFFIN ROAD			
East of SR 7	4,256	5,390	C
East of I-95	5,862	5,390	F
RAVENSWOOD ROAD			
North of Stirling Road	4,380	2,628	F
North of Griffin Road	1,767	2,628	D
I-595			
East of I-95	12,056	13,620	D
I-95			
North of Sheridan Street	38,285	20,930	F
North of Stirling Road	38,703	20,930	F
North of Griffin Road	37,183	20,930	F
US 1			
North of Sheridan Street	4,085	2,920	F
North of Stirling Road	5,425	2,920	F
North of Griffin Road	5,596	5,390	F

Source: MPO Roadway Level of Service Analysis for Years 2020 and 2045.

Table 3-17 below reflects the improvements in the Broward County Transportation Improvement Program FY 2024 – FY 2028 that benefit the City of Dania Beach.

Table 3-17. Broward County Transportation Improvement Program

Broward County Transportation Improvement Program			
Project Name	**Schedule**	**Type of Work**	**Cost**
I-95/MOT/ENHANCED OPERATIONS IN BROWARD & PALM BEACH	2026	OPERATING/ADMIN. ASSISTANCE	$3,779,180
I-95/I-595 EXPRESS LANES DIRECT CONNECT,I-95 FR STIRLING TO BROWARD BL	2024	INTERCHANGE - ADD LANES	$500,696,997
SR-9/I-95 FROM S. OF SR-820/HOLLYWOOD BLVD. TO DAVIE BLVD.	2026	LANDSCAPING	$3,907,836
I-595/SR-862/ P3 FROM E. OF I-75 TO W. OF I-95	2026	ADD LANES & RECONSTRUCT	$4,072,543,376
SR-9/I-95 FR MIAMI-DADE/BROWARD COUNTY LINE TO PALM BEACH COUNTY LINE	2024	PRELIM ENG FOR FUTURE CAPACITY	$17,200,117
I-595 EXPRESS LANES TOLL OPERATIONS	2026	TOLL COLLECTION	$6,739,617
SR-9/I-95 FROM MIAMI-DADE/BROWARD COUNTY LINE TO NORTH OF GRIFFIN ROAD	2026	INTERCHANGE JUSTIFICATION/MODIFICATION	$103,681,673

I-95/MOT/ENHANCED OPERATIONS IN BROWARD & PALM BEACH	2026	OPERATING/ADMIN. ASSISTANCE	$800,000
A1A MULTIMODAL STUDY	2023	URBAN CORRIDOR PLANNING	$800,000
INTERSECTION LIGHTING RETROFIT IMPROVEMENT	2024	LIGHTING	$1,040,042
SOUTHBOUND I-95 OFF RAMP TO WESTBOUND I-595	2026	LIGHTING	$1,513,010

Source: Broward County MPO Transportation Improvement Program (TIP) FY 2024-2028

The City will continue working and coordinating with Broward County MPO and FDOT to identify alternative transportation solutions to improve the efficiency of the existing roadway network and focus on transit improvements to alleviate existing and potential congestion. The City cannot implement traffic or transit related improvements without the support and funding assistance of these agencies. The City Will need the support of these agencies to improve and upgrade streets like Griffin, Stirling, and US 1.

Griffin and Stirling Road, due to their proximity to I-95, I-595, and Fort Lauderdale International Airport, serve primarily east/west commuter traffic in south and central Broward that neither originates nor terminates in Dania Beach. U.S. 1, due to it proximity to I-595, Fort Lauderdale International Airport, and the cities of Fort Lauderdale and Hollywood, serves primarily north/south traffic that neither originates nor terminates in Dania Beach. Because most of the traffic using U.S. 1, Griffin, and Stirling are external to Dania Beach, the city has limited control over the projected increases in traffic on these facilities.

Policies from the transportations Goals, Objectives, and Polices, provide for the City to support Broward County's programs to study constrained roadways so as to provide for an adequate level of service and to improve mobility.

Bikeways and Pedestrian Network

The summary of projected needs included in this subsection is based upon the Broward County Bicycle Facilities Network Plan. The primary need is to develop a bicycle facility network that will provide access to the majority of trip generators.

In recent years the consideration of bikeways as part of the roadway design, like landscaping, has gradually become part of the roadway's design process. However, because bicycle lanes were rare in all of Broward County and immediate connectivity between the few existing facilities was not financially feasible, a construction by opportunity approach was utilized to begin development of the county's on-road bicycle facility network.

As new roads are being constructed, on-road bicycle facilities are included. Because most bikeway deficiencies are located within FDOT right-of-way (ie, Dania Beach Boulevard to Beach), the City cannot implement bikeway system improvements without the support and financial assistance of the Florida Department of Transportation.

The City requires all new development to include provisions for sidewalks. As new construction takes place sidewalks are installed.

Mobility Master Plan

In April of 2021, the City of Dania Beach adopted Resolution No. 2021-054 regarding the Mobility Study (the Study) prepared by Kimley Horn in collaboration with Florida Atlantic University (FAU). The subject Study was necessary because the City has recently experienced growth due to annexation of areas of unincorporated Broward County. This change is apparent when comparing the 1995 population of 13,700 to the current population, which is over 30,000 residents. Due to the growth in land area, the City was now responsible for stormwater, road maintenance, parks and other services in the annexed areas. The Study evaluates transportation conditions and defines improvements and programs that will assist in creating an efficient multimodal transportation system within the City, and will serve as a strategic road map to guide the City's future roadway improvements.

The Study includes the following chapters:

Chapter 1 – Mobility Matters
This chapter provides the data needed for a proper analysis of the City's current roadway and right-of-way situations. The subject analysis provides the following information:

- Map Series, field data, and environmental reviews of the City's existing conditions.
- "Contaminated sites" such as gas stations, areas effected by pesticides or solid waste, and other environmental hazards
- Sea level rise vulnerability, and how it may impact the roadways within the City

Chapter 2 – Mobility Visions
Aside from the growth in land area, the City also experienced a rapid change in population. Because of this, part of the visioning process for the Mobility Study included public engagement. The methods of engagement were virtual meetings with the City's commissioners, a virtual open house, and a Mobility Survey that was posted on the City's social media pages. The survey was a generally easy way to gather essential information from the public by making it as convenient as possible for residents to complete.

Through the information gathered in the Mobility Survey, it was understood that most Dania Beach residents use a personal vehicle as a transportation method and believe that traffic congestion is a minor problem. Residents also contributed to a list of improvements that would encourage more pedestrian and cyclist transit throughout the City. It was also made obvious that bad driver behaviors and the automobile traffic speed and/or number of cars are major reasons why residents do not use pedestrian or cyclist methods of transportation.

Chapter 3 – Mobility Strategy
The Study also included a traffic simulation model for major corridors and intersections within the City. The tables and graphics that were prepared because of the traffic simulation can be viewed in the full document. Sections of the Study also provided information on transportation systems, clarifying how important it is for all methods of transportation to be interconnected and allow for the promotion of economic activity.

While the study was being conducted in 2019, the roadways and pavement across the City were evaluated to identify segments that are in need of repair. It was mentioned that asphalt repaving should occur every 7-15 years for the roads

to remain in good condition. While the majority of roads within the City were rated for routine maintenance or no maintenance, thirty-nine segments of road were identified with a rating of 1 and 2, which encourages the reconstruction of the entire road segment altogether. The Study highlights the severity of need for each roadway segment repair, which the majority of roads in the City were identified as low or very low severity for repair.

The cost of grinding and repaving roadways that are experiencing failure is much higher than the cost of routine maintenance such as resurfacing and sealing. While ultimately all roads will require reconstruction due to Florida's intense climate, roadways will last much longer if properly maintained while remaining in good condition.

Chapter 4 – Mobility Plan

The final section of the Mobility Plan lists improvements that can be made to address transportation issues and concerns mentioned during the public engagement process. These recommendations include:

- Creating new and enhancing existing bike lanes.
- Setting back sidewalks six or more feet from car lanes.
- Implementing multipurpose paths for pedestrians and cyclists.
- Increased pedestrian lighting to promote safety and the activation of a block in the evenings.
- Street trees and landscaping to provide shade and a buffer between pedestrians and motorists to create a more comfortable pedestrian environment.
- Sharrows can be used on neighborhood streets with low speed and traffic volume to alert drivers to the presence of cyclists.
- Speed humps can also be used on these roads to assist in maintaining the posted lower speed on a neighborhood street.
- Dynamic speed feedback signs were also suggested to help vehicles maintain the posted speed limits.

The Study includes an extensive list of Capital Improvement Recommendations and costs for a specific 12.4 miles of roadway in the City. This part of the Study illustrates to the City how to implement the recommendations provided by Kimley Horn and FAU after they had completed their analysis of the City's existing conditions. The map and corresponding chart showing the suggested improvements are located below.

Since the adoption of the Study in 2021, the City has conducted a number of Capital Improvement projects that were recommended in the of the Study.

Railways Network

Projected railway network needs is based on the Tri-County Rail Master Plan, the Transit Development Plan, Fiscal Year 2004 update, and the Florida Rail System Plan. Planning for the railway network is different than other transportation modes as the most of the network is owned and operated by the private sector. As such, the City has limited input regarding railroad decisions. FDOT's role is limited to the "proper maintenance, safety, revitalization, and expansion of the rail system to assure its continued and increased availability to respond to statewide mobility needs."

Tri-Rail has completed the Airport Station located at I-95 and Griffin Road. This facility is linked to the airport, Tri-Rail shuttle services, and the City Community Bus.

Transportation System Management (TSM)

TSM means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. TSM techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.

In lieu of traditional widening and construction, the City cooperates with the Broward County MPO and FDOT to identify alternative solutions to eliminate traffic problems. The City also supports requiring new development to construct turn lanes at intersection and driveways during the platting process. Although these improvements do not add through lanes, they do improve the operating conditions on roadways.

Access management is the control and regulation of spacing and design of driveways, ramps, medians, median openings, traffic signals and intersections on arterial and collector roads to improve safe and efficient traffic flow on the road system. Access management is implemented through the platting and site plan process for new developments. While desirable in most locations, application of access management regulations can adversely impact redevelopment in the CRA, particularly along Dania Beach Boulevard.

Computerization of signals on roadways has been recognized as one of the most effective ways to improve traffic flows. Broward County Traffic Engineering is responsible for managing all the traffic signals in the County. Through participation in the MPO meetings, the City supports all efforts by the County to computerize traffic signals.

Transportation Demand Management (TDM)

TDM means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering peak hour travel demand. These strategies and techniques include: ridesharing programs, flexible work hours, telecommuting, shuttle services, and parking management.

The City's Land Development Code has a provision to reduce onsite parking requirements when TDM strategies are incorporated into a site plan.

A report entitled Proposed Transportation Demand Management Options was prepared by the Broward County Transportation Planning Division in cooperation with the FDOT addresses TDM programs. A summary of its findings is addressed below.

a. Ridesharing programs.

Ridesharing is a form of transportation, other then public transit, in which more than one person shares the use of the vehicle, such as a car or van, to make a trip. Ridesharing requires only moderate densities at the home-end of trips and a common work destination; long commutes are actually conducive to ridesharing since time lost in picking up other passengers is balanced by real cost savings on the commute itself.

The ridesharing program Broward County is managed by Gold Coast Commuter Services (GCCS), a FDOT regional commuter assistance program.

The GCCS provides computerized rideshare matching service free of charge to area residents and employers.

Transportation Element Policies 2.6 and 2.7 addresses ridesharing and other TDM strategies as a means of increasing the vehicle occupancy rate.

b. Flexible work hours

Broward County still needs to establish more viable TDM programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region. Flexible working hours' policy needs to be promoted more widely.

b. Telecommuting

The COVID-19 pandemic had a profound impact on the way people work, accelerating the trend of telecommuting or remote work. Before the pandemic, remote work was already on the rise, but the necessity of social distancing measures and lockdowns forced many businesses to quickly adopt and adapt to telecommuting. The transition into a post-COVID era, several factors continue to influence the prevalence of remote work. Striking the right balance and addressing these challenges will be crucial as businesses navigate the evolving landscape of work in the post-COVID era.

c. Shuttle services

This strategy needs to be implemented not only to the airports but also to daily commuting demands.

d. Congestion Management Plan (CMP)

Broward County has completed a Congestion Management Plan (CMP). The strategies developed within the Congestion Management Plan give priority to corridors serving the urban infill area. The CMP includes the following:

- Establishment of measures and standards to assess mobility patterns and the performance of roadways and transit systems;

- Identification of congested corridors and areas;

- Identification of short and long range transportation strategies;

- Establishment of a monitoring process to assess the effectiveness of the congestion management strategies.

Consistency between the Future Land Use Element and Transportation Systems and with Other Plans

The City is required to conduct an analysis of the compatibility/consistency of the future land use and transportation elements, which requires an analysis that considers the compatibility/consistency of the Transportation Element with the policies and guidelines of other transportation plans; which requires an analysis of compatibility/consistency with other elements of the Comprehensive Plan.

The Future Land Use Element

Internal consistency between the Future Land Use Element (FLUE) and the Transportation Element is maintained through objectives and policies in both the FLUE and the Transportation Element. The FLUE includes a number of policies regarding transportation issues that are consistent with those in the Transportation Element such as:

- The location of land uses in relation to transportation facilities.
- Analyzing the impacts of land use amendments on transportation facilities.
- Requiring dedication of right-of-way during the development approval process

The Transportation Element also included policies regarding land use issues that are consistent with those in the FLUE such as;

- Impact analysis of transportation improvements on existing/proposed land uses.
- Provision of adequate on site parking for all land uses.

Broward County Land Use Plan

The Broward County Charter established the Broward County Planning Council. The Planning Council is responsible for preparing a countywide land use plan, known as the Broward County Land Use Plan (BCLUP), for adoption by the Board of County

Commissioners. The City future land use element and map as well as any amendments must be consistent with the BCLUP.

Through certification of future land use elements subsequent to a determination of compliance by the Florida Department of Commerce (previously Department of Community Affairs/Department of Economic Opportunity), consistency between future land use elements and the transportation system are assured.

The Broward County Planning Council, has exclusive jurisdiction over the Broward County Trafficways Plan, a right-of-way identification map. To accommodate the impacts of new development, right-of-way is required from developing parcels to provide for an adequate regional roadway network. A dedication for at least half of the roadway width that the Trafficways Plan calls for is normally required at the platting stage. No plat of lands lying within Broward County, either in the incorporated or unincorporated areas, may be recorded in the Official Records prior to approval by the County Commission.

1. Long Range Transportation Plan

The Long Range Transportation Plan ("LRTP") is the primary source for identifying priority projects for inclusion in the countywide Transportation Improvement Program (TIP) and guides the expenditure of federal, state, and local transportation funds. It provides a coordinated planning effort to mitigate traffic congestion, minimize reconstruction of existing facilities, and allow for adjustment of growth management policies and transportation strategies. The LRTP consists of five major sections: Goals, Objectives, and Evaluation Criteria; Financial Resources; Needs Assessment; Cost Feasible Plan; and Public Involvement. The Long-Range Transportation Plan Commitment 2040 represents the currently adopted LRTP.

Commitment 2040 consolidates eligible classes of localized projects into one overall program in these four areas: Complete Streets, Safety and Security, Sustainability Initiatives and Technology Advancement. This program is intended to fast track delivery of bicycle, pedestrian, transit and other local roadway improvements that are eligible for expedited Federal review. An annual process will evaluate and fund these projects based on their consistency with this plan's goals and objectives, and demonstrated public support.

Commitment 2040 served as the basis for some of the data and analysis used in the development of this Element. Further, Commitment 2040 was reviewed for consistency with this Transportation Element.

2. Commitment 2040 Cost Feasible Plan ("CFP").

Commitment 2040 CFP is a transportation plan that identifies major capacity-enhancing improvements recommended for implementation based on projected fund availability. The CFP serves as the basis for funding of the county's roadway and transit programs, bicycle plan, pedestrian plan, and seaport and airport master plans.

3. Florida Department of Transportation's Adopted Work Program

Dania Beach is in the jurisdiction of the FDOT's District 4; therefore, the FDOT District 4's Work Program for Fiscal Year 2022 through 2026 contains Dania Beach's projects.

Priorities in the 5-year Adopted Work Program are determined by the MPO and are the direct result of the long range planning process. Projects on a priority list submitted to FDOT for inclusion in the Work Program must appear in the Long Range Plan. The Long Range Plan, in turn, is formulated with the goals and objectives consistent with the Transportation Element and ISTEA's 15 suggested planning factors. The Work Program, once adopted, forms the basis of the new TIP.

4. Transportation Improvement Program (TIP)

The TIP is a comprehensive listing of transportation projects in Broward County scheduled for funding in the next five years. It represents the cooperative integration of plans by municipalities, the FDOT, the MPO and implementing agencies. Projects are initially identified as part of the Long Range Planning Process. This is a prerequisite for inclusion on an MPO priority list. Priority Lists are then submitted to FDO. Each year in the Annual Work Program, FDOT funds these priorities identified by the MPO to the extent possible. The Annual Work Program in turn forms the state and federal

component of the TIP. The priority list is then updated to reflect these funding actions and a new list is submitted each year to FDOT.

5. Port Everglades Master Plan

The Master Plan provided the data and analysis included herein on Port Everglades as well as the objectives and policies included in the TE.

6. Tri-County Rail Transit Development Plan

This Plan provided the data and analysis included herein on Tri-Rail as well as the objectives and policies included in the TE.

7. Broward County Bicycle Facilities Network Plan ("BFNP")

The data and analysis included herein, and the TE objectives and policies are based on the BFNP. This assures consistency between the plans.

8. Broward County Five-Year Pedestrian Facilities Development Program

The data and analysis included herein, and the TE objectives and policies are based on the PFDP. This assures consistency between the plans.

9. Fort Lauderdale/Hollywood International Airport

Consistency between the Future Land Use Element and Transportation Element, consistency between the airport facilities development and the Future Land Use Plan, and compatibility between airport development and existing residential neighborhood are addressed in the Goals, Objectives, and Policies.

Complete Streets

Complete Streets are a natural complement to sustainability efforts, ensuring benefits for mobility, community, and the environment. Complete Streets is a nationally recognized term referring to streets and sidewalks that are designed, operated and maintained to enable safe and convenient access and travel for all users – pedestrians, bicyclists, transit riders, and people of all ages and abilities, as well as freight and motor vehicle drivers.

Complete streets that have utilized road diets have been proven to be more safe, increase walking and connectivity. A road diet, also referred to as lane reduction/elimination is when the average daily trips and the predicted daily trips are calculated and determine whether or not the number of traveling lanes and widths are effective.

Characteristics of Complete Streets

Complete streets are streets that are meant for everyone. These streets are designed to accommodate all users of the roadway: pedestrians, bicyclists, motorists, and transit riders. There is no specific characteristic of a complete street because each is unique and is built to respond to the needs of the community. Some common elements of a complete street in a downtown area may include sidewalks (with adequate lighting and width), bike lanes (or wide paved shoulders), public transportation, pedestrian refuge islands, road diets, bulb-outs, streetscapes, on-street parking, buildings framing the street, crosswalk signage, and various forms of landscaping.

These complete streets should be built with the location in mind. For example, a sidewalk in south Florida should have palm trees or other landscaping to provide shade to pedestrians. The City's Land Development Plan and CRA Redevelopment Plan have provisions requiring new development to construct complete streets.

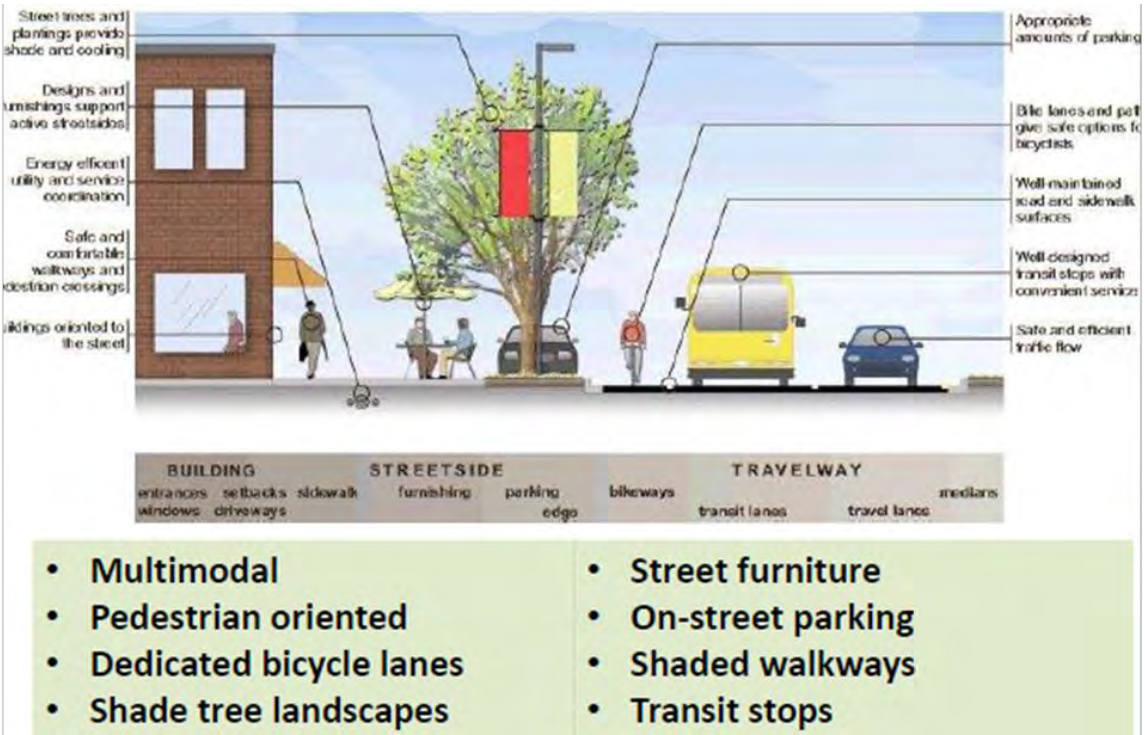
- *Pedestrian infrastructure* such as sidewalks; traditional and raised crosswalks; median crossing islands; which are compliant with the Americans with Disabilities Act (ADA) including audible cues for people with low vision, pushbuttons reachable by people in wheelchairs, and curb cuts; and curb extensions.
- *Traffic calming measures* to lower speeds of automobiles and define the edges of automobile travel lanes, including a road diet, center medians, shorter curb corner radii, elimination of free-flow right-turn lanes, angled, face-out parking, street trees, planter strips and ground cover.
- *Bicycle accommodations*, such as protected or dedicated bicycle lanes, neighborhood greenways, wide paved shoulders, and bicycle parking.
- *Public transit accommodations*, such as Bus Rapid Transit, bus pullouts, transit signal priority, bus shelters, and dedicated bus lanes
- *Roundabouts* which allow pedestrians to have a safer crossing and lower the amount of crashes.

The table below summarizes common elements of complete streets:

Table 3-18. Common Elements of Complete Streets

Common Elements of Complete Streets	
Bike Lanes	Pedestrian Hybrid Beacon
Buffered Bike Lanes	Curb Extensions/Bulb-outs
Neighborhood Greenway	Median Islands/Refuges
Multi-Use Trails/Shared Use Paths	Lighting
Cycle Tracks	On-Street Parking
Good Sidewalk Design	Shading/Trees
Crosswalks	Bus Shelters
Interactive Flashing Beacon	Road Diets

The figures provided on the following page illustrate possible components of complete streets:



Traffic Calming Techniques and Cross Connections

Traffic conditions on residential streets can greatly affect neighborhood livability. When streets are safe and pleasant; the quality of life is enhanced. When traffic problems become a daily occurrence, the sense of community and personal well-being are threatened.

Traffic calming techniques may be designed to be sensitive to emergency vehicle access and maintain cross-connectivity. Traffic calming techniques are aimed toward reducing vehicular speeds, promoting a safe and pleasant condition for motorists, bicyclists, pedestrians and residents, improving the livability and multi-modality of the street, improving real and perceived safety for non-motorized users, and discouraging the use of residential streets by cut-through vehicular traffic.

The following techniques are the common examples of traffic calming:

- Bike Lanes. A portion of the roadway is designated for the preferential or exclusive use of bicyclists
- Bulb outs/neck downs/chokers. Curb extensions at intersections reduce curb-to-curb roadway travel lane widths so that pedestrians have fewer lanes to cross traffic.
- Center islands. Raised islands located along the centerline of a roadway that allow pedestrians a chance to cross a single direction of traffic and stop safely in the center and observe the opposite direction before completely crossing.
- Chicanes/lateral shifts. Curb extensions that alternate from one side of the roadway to the other, forming S-shaped curves that are affective at slowing down traffic.
- Diverters and forced turn lanes. Raised islands located on approaches to an intersection that block certain movements
- Median barriers. Raised islands located along the centerline of a roadway and continuing through an intersection to block cross traffic.
- Police Enforcement. Employing law enforcement techniques, such as posted speeds and traffic signal/signs.
- Realigned intersections. Changes in alignment that convert T-intersection with straight approaches into curving roadways meeting at right angles.
- Roundabouts and traffic circles. Barriers placed in the middle of an intersection directing all traffic in the same direction.
- Speed humps. Rounded raised pavement devices placed across roadways to slow vehicle speeds or discourage cut- through traffic
- Speed tables/textured pavement/raised crossings. Flat topped speed humps often constructed with a brick or other textured material to slow traffic in areas that pedestrians typically cross the street.

Bicycle, Pedestrian Network and Parking

As bikeways, pathways and sidewalk plans are implemented, they will include signing and marking to delineate the limits of these facilities particularly where interaction between various modes of transportation occur. Signing and marking shall be in conformance with the Manual on Uniform Traffic Control Devices, FDOT, and other state, county, and local standards.

Roundabouts and Traffic Circles

Several features of roundabouts and traffic circles promote safety. At traditional intersections with stop signs or traffic signals, some of the most common types of crashes are right-angle, left-turn, and head-on collisions. These types of collisions can be severe because vehicles may be traveling through the intersection at high speeds. With roundabouts and traffic circles, these types of potentially serious crashes essentially are eliminated because vehicles travel in the same direction. Installing roundabouts and traffic circles in place of traffic signals can also reduce the likelihood of rear-end crashes and their severity by removing the incentive for drivers to speed up as they approach green lights and by reducing abrupt stops at red lights. The vehicle-to- vehicle conflicts that occur at roundabouts and traffic circles generally involve a vehicle merging into the circular roadway, with both vehicles traveling at low speeds – generally less than 20 mph in urban areas and less than 30-35 mph in rural areas.

Several studies have concluded that roundabouts and traffic circles have several benefits:

- Reduce incident of all crashes, and at an even greater rate crashes that cause injury. (Reduction of approximately 80% of injurious accidents)
- Significant traffic flow improvement. Reduction of vehicle delays (reduced by 30- 90% reduction of average vehicle delay depending on design type, volume and speeds)
- Increased safety for non-motorized users, due to effects related to proper traffic
- Calming design and decreased number of potential accident conflict points.

Benefits of Complete Streets

Complete streets provide the following benefits:

- Grow economy and enhance tax base - Transportation options increase access to shops, restaurants, and jobs and raise property values by creating more inviting communities.
- Improve safety and mobility - Streets designed for multiple modes of transportation are safer for all users and increase mobility by allowing everyone

including children, the elderly, and residents with disabilities to travel with the same level of safety and convenience.

- Improve health - Complete streets promote physical activity and decrease the number of cars on the road thereby improving air quality.
- Lower transportation costs - Transportation options allow families to spend less of their income on gasoline thereby increasing household savings and/or disposable income.
- Ease congestion and increasing road capacity - Complete streets reduce short-distance car trips thereby increasing the street's overall capacity to accommodate more travelers.
- Decrease overall municipal budget - Complete streets can incorporate green infrastructure features that reduce stormwater runoff and lower overall transit costs by reducing usage of short-distance curb-to-curb transit service.

Complete Street Examples

Major cities throughout the US have implemented complete street policies and guidelines to have safer roads and transportation. Cities such as: Boston, San Francisco, New York, Chicago, Atlanta, Portland, Minneapolis and Louisville are examples of complete streets implemented correctly.
A popular city notorious for complete streets is the city of Boston. Boston has the following:

- Electric Vehicle Charging Stations support the adoption of a new generation of clean-fuel vehicles. Linked to smart electric grids that use alternative energy sources such as solar and wind, they will help reduce dependence on fossil fuels and combat climate change.
- Ease of Maintenance informs the design of roadways and sidewalks, favoring durable materials and maintenance agreements for special features to enhance the life and upkeep of Boston's streets.
- Accessible Surfaces with smooth slip-resistant materials for sidewalks and crosswalks create comfortable walking environments that make streets welcoming for people of all ages and abilities.
- Bus Lanes and Transit Prioritization at intersections improve the reliability of routes with high passenger volumes. Shelters with amenities and next bus information improve convenience for passengers.
- Intelligent Signals and Traffic Cameras manage traffic flow in real-time. They facilitate vehicle progression and reduce wait times, improving fuel efficiency and reducing GHG emissions.
- Permeable Surfaces for roadways and sidewalks help reduce flooding and erosion and preserve capacity in storm drains and combined sewers.

- Bicycle- and Car-Share Stations provide the convenience of personal transportation, low costs, and energy savings without the need for car ownership.
- Smart Meters that accept prepaid cards, payment by mobile phones, and allow for variable pricing facilitate more efficient use of limited curbside space.
- Minimum Lane Widths assist in the accommodation of pedestrians and bicyclists when the available public right-of-way is limited in width. Narrower roadways also result in safer vehicle speeds.
- Bicycle Lanes and Cycle Tracks create a citywide network that increases safety and encourages more people to bicycle.
- Rain Gardens and other greenscape elements at key locations divert stormwater directly to the soil. Maintainable rain gardens can filter pollutants, improve air quality, and provide greenery on the street.
- Digital Tags and Information Panels integrated with street furniture and building facades enable wayfinding, community bulletin boards, trip planning, and place-based social networking.
- Wide Sidewalks with unobstructed accessible pathways encourage walking. When combined with proper lighting, street trees, and vibrant street walls, they are inviting, safer, and contribute to placemaking.
- Street Trees with sufficient rooting volume to thrive provide shade and beauty, support wildlife habitat, and reduce air pollution and energy consumption.

There are also many examples of municipalities within the state of Florida that have implemented complete street design. In Tallahassee, the city implemented a complete streets policy and utilized a road diet for Robinson Street. Robinson Street was a 4-lane street which was reduced to a 3-lane cross section providing turn lanes. This reduced the amount of side swipe accidents, speed reduction, and overall road safety.

In South Florida, the City of Fort Lauderdale has also implemented complete streets policies, in an effort to create a mobility system that will realize long-term cost savings in terms of improved public health, reduced fuel consumption, reduced demand for single occupancy motor vehicles, and increased public safety through the implementation of this Complete Streets Policy. In addition, implementing complete streets techniques will contribute to walkable, livable neighborhoods which can build community and create a sense of community pride and improved quality of life.

Complete Streets in the City of Dania Beach

As discussed in the previous section, complete streets are streets that are meant for everyone and are designed to accommodate all users of the roadway: pedestrians, bicyclists, motorists, and transit riders. There is no specific characteristic of a complete street because each is unique and is developed to respond to the needs of the community. However, some common elements of a complete street in a downtown area may include sidewalks (with adequate lighting and width), bike lanes (or wide paved shoulders), public transportation, pedestrian refuge islands, road diets, bulb-outs, streetscapes, on-street parking, buildings framing the street, crosswalk signage, and various forms of landscaping.

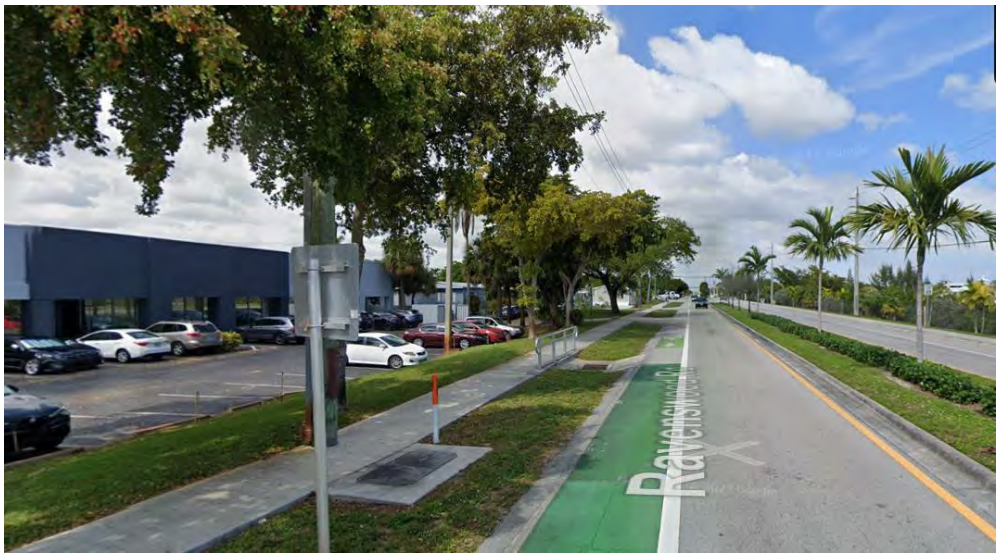
By establishing and implementing complete streets, the City's roadway network can simultaneously accommodate users (pedestrians, bicyclists, transit riders, and motorists) of all ages and abilities, improve public health and safety, active mobility and environmental quality.

To best identify the implementation strategies, locations, and types of complete streets, a Complete Streets Policy is recommended. As such, the City has Complete Streets Policy. These regulations are identified in the LDC and CRA Redevelopment Plan. Complete Streets regulations include strategies for identifying the locations of complete streets, a strategy for determining which components are appropriate, identification of potential funding sources, and strategies for determining the retrofitting of existing streets and implementation concurrent with new development.

While complete streets can be thought of as something new, the City of Dania Beach has many examples of complete streets already in place. The following are examples of complete streets components in Dania Beach:

- Ravenswood Road / Stirling Road to Griffin Road
- Fronton Boulevard
- Dania Pointe
- NW/SW 1st Street

Ravenswood Road creates a one-way each way that provides access and mobility that includes transit rides, pedestrians, cyclists, and automobiles. This one-way pair has wide inviting sidewalks with adequate light as well as enough landscaping and trees to provide shade to pedestrians for hot summer days. The following elements are other common complete street aspects that can be found on this one-way pair: on-street parking, bulb outs, crosswalk signage, buildings framing the street as well as streetscapes.



FINAL REMARKS

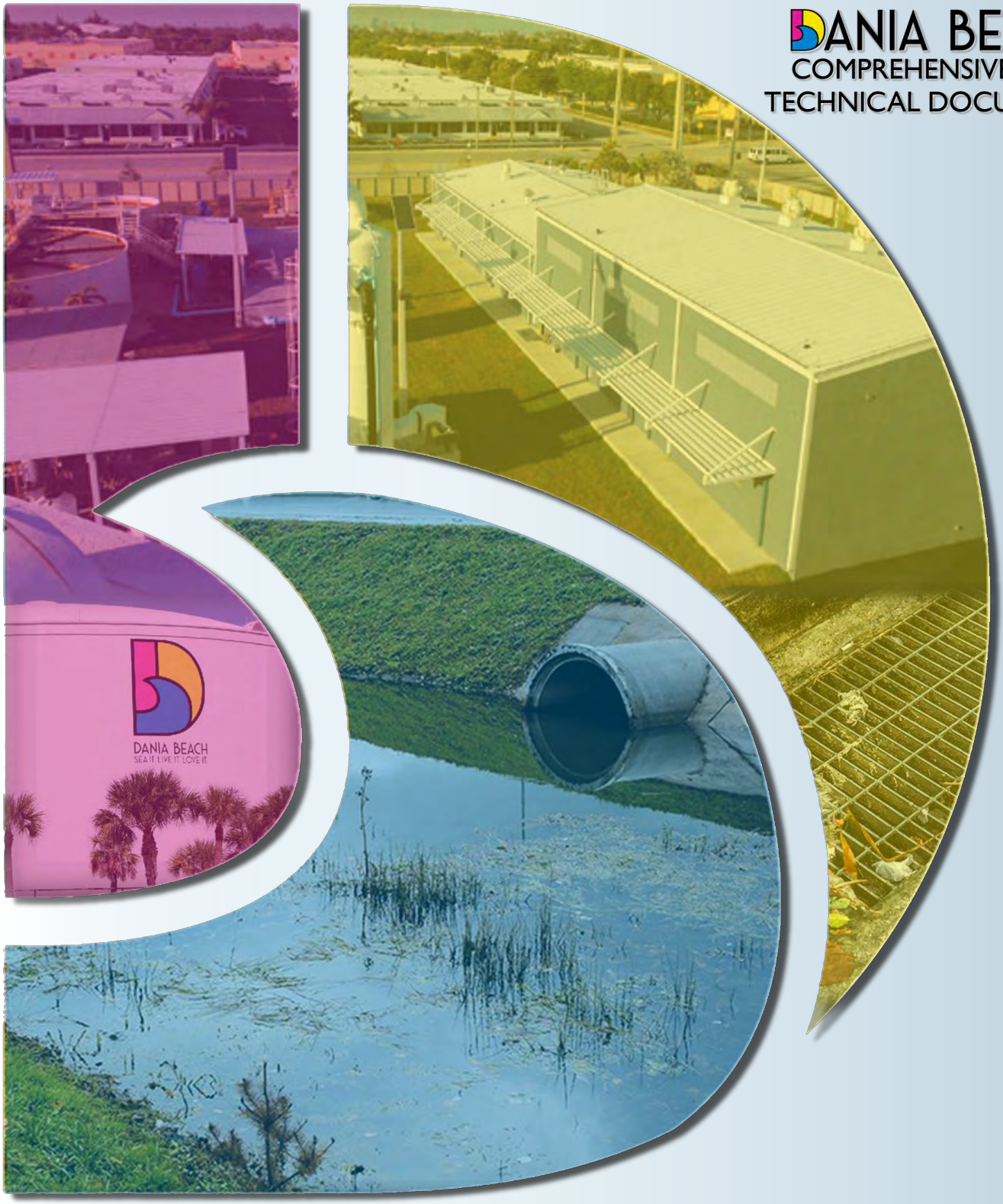
Based on the existing conditions, trends, and challenges for the 20-year planning period, the City should continue to implement specific strategies and policies to maintain and enhance the roadways and plan for future demands including the following:

- Existing roadway network will require improvements to accommodate demographic increase and redevelopment.
- Continue to work with necessary agencies such as Broward County, the Broward County MPO, and Florida's Department of Transportation (FDOT) in order to improve and maintain existing roadways.
- Implement recommendations identified in the City's Mobility Master Plan.
- Consider increasing the number of complete streets within the City.
- Continue to strengthen the provision of public transportation throughout the City.
- Anticipate future improvements to roadways because of sea level rise impacts.
- Monitor the City's growth, redevelopment; and, Future Land Use Designations and Zoning Districts to ensure the transportation network provides for increased capacity.

References to the following resources and standards below.

- http://www.flcompletestreets.com/
- FDOT Context Classification Guide
- https://www.fdot.gov/agencyresources/roundabouts/index.shtm
- https://www.alerttodayflorida.com/
- https://www.1800234ride.com/

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



INFRASTRUCTURE ELEMENT

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, NATURAL GROUNDWATER AQUIFER RECHARGE

DATA & ANALYSIS
CHAPTER 4: INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB ELEMENT

Introduction

The City of Dania Beach Charter establishes the Departments of Public Works and Utilities whose responsibility is to oversee the operation, maintenance, and construction of the City wastewater system. The area west of Ravenswood Road is served by Broward County Utilities. Dania Beach originally operated its own treatment facility, but it was abandoned in 1974, when the City entered into a large user agreement with the City of Hollywood to provide wastewater treatment. The City presently operates and maintains its own sanitary sewage collection system and sewage lift station.

Existing Conditions

The City sewage collection and transmission system consists of approximately forty-three (43) miles of gravity sewer lines ranging from eight (8) inches in diameter to twenty-four (24) inches in diameter. There are eleven (11) sewage pump stations and approximately six (6) miles of sewage force mains with diameters of up to eighteen (18) inches.

Approximately ninety (90%) percent of the City is served by the sanitary sewer system. The area served by septic tanks in the City of Dania Beach is known as Melaleuca Isles which encompasses approximately 102 acres and 392 dwelling units resulting in a density of less than four (4) dwelling units per acre. This density does not exceed the maximum density for septic tanks as specified by State regulations. In addition, the area is fully developed at this time and no additional septic tanks are anticipated.

The area west of Ravenswood Road is served by Broward County which has converted all of the residences north of the power lines between Griffin and Stirling Roads to sanitary sewers.

All of the City's commercial, industrial, multi-family, and single-family areas are served by sanitary sewer facilities.

The Broward County 201 facilities plan, as approved by the State, provided for the wastewater from the City of Dania Beach to be treated by the City of Hollywood Wastewater Treatment Facility. The Hollywood plant is located on a 32-acre site in the eastern portion of that City. The plant has a design capacity of fifty-five (55) million gallons per day and currently treats approximately thirty-nine (39.1) million gallons per day on an average day. The treatment is secondary, and the disposal is via injections wells as the outfall is being phased out.

The City of Dania Beach utilizes the design flows established by the Broward County Department of Planning and Environmental Protection for determining the adequacy of wastewater service during the development review process. These flow items were adopted in Dania Beach Ordinance 4 1-86. The following flows are used to establish a level of service and an equivalent residential connection (ERC) which is defined as the flow generated by a standard single-family dwelling which shall represent three hundred (300) gallons per day of wastewater generated. The City has also adopted an individual person level of service standard of one hundred (100) gallons per day.

1. Dwellings:
   Each Single-Family Unit =1 ERC

2. Condominium:
   3 bedroom 300 gpd 1 ERC
   1 & 2 bedroom 250 gpd
   0.71 ERC

3. Motel/Hotel:
   150 gpd per room
   200 gpd per pool
   350 gpd per mgr. apt.

4. Mobile Home:
   100 gpd per space

5. Office
   0.2 gpd per square feet

6. Retail:
   0.1 gpd per square foot

7. Laundries:
   400 gpd per machine

8. Bar (no food service):
   20 gpd per seat

9. Restaurants:
   24 hour - 50 gpd per seat (Including bar)
   Less than 24 hours -30 gpd per (Including bar)

10. Theaters:
    5 gpd per seat

11. Assembly Hall:
    2 gpd per seat

12. Park:

10 gpd per person

13. Factories:
    15 gpd per person per shift

14. Institutions:
    100 gpd per person

15. Church:
    7 gpd per seat

16. Service Station:
    Full-Service Station
    - First Two Bays - 750 gpd
    - Each Additional Bay - 300 gpd
    - Per Fuel Pump - 100 gpd

    Self Service Station
    - Per Fuel Pump 50 gpd

17. Elementary School:
    10 gpd per pupil
    5 gpd per shower per pupil
    5 gpd per cafeteria per pupil

18. High School:
    15 gpd per pupil
    5 gpd per shower per pupil
    5 gpd per cafeteria per pupil

19. Hospital and Nursing Home:
    200 gpd per bed
    100 gpd per staff

20. Warehouse:
    0.1 gpd per square foot

Analysis Of Existing System

The present wastewater and future flows generated by the City of Dania Beach are tabulated as follows:

Table 10.1 Present Wastewater and Future Flows		
Year	**Average**	**Peak**
2022	4.3 MGD	4.5 MGD
2030	4.0 MGD	4.3 MGD
2040	4.0 MGD	4.4 MGD

The City of Dania Beach presently contracts with the City of Hollywood for wastewater treatment. The contract, known as a "Large User Agreement" with flows of 4.68 MGD for the City of Dania Beach:

The sewage lift stations, and force main systems were analyzed in 2022 for the ultimate flow projections. Certain deficiencies were identified, such as undersized stretches of force main, undersized master meters, and pumps which required upgrading. These deficiencies were addressed by the City and the improvements have been completed. Ongoing updates of the lift stations continue.

The improvements to the system that remain to be addressed are the installation of a pump station and force main to service the north end of the Dania Cut-Off Canal, should the septic tank system fail.

The gravity sewer collection system was installed by the City in the early 1960's and mid 1970s using vitrified clay pipe. The City undertook infiltration removal projects in 1984, 1988, 1992, 2012 and is currently under bid in 2023. Each time about 500,000 gpd of flow was removed. Inflow was corrected in 2009 and 2021, both times removing peak flows.

The level of service standard for the City's sanitary sewer facilities shall be 300 gallons per day per residence, which shall equal one ERC. The level of service standards as approved by the Broward County and the City Ordinance establishing design sewer flows shall continue to be utilized.

Economic Assumptions

The City of Dania Beach has three primary sources of income for wastewater expenditures: user fees, connection charges, and, for new development, limited impact fees. The connection charges and impact fees are both limited by new growth in the City. The user fees will be adjusted starting in 2024.

SOLID WASTE SUB ELEMENT

Introduction

The purpose of the solid waste sub-element is to guide the preparation of plans and policies necessary to assure the availability of solid waste resources for projected growth and future needs of the City of Dania Beach. This sub-element analyzes the City's existing solid waste and hazardous waste management services and facilities, projects future waste generation levels, and provides alternatives for lowering waste generation per capita.

Existing Conditions

The City of Dania Beach Public Services crews pick up lawn trash and brush on a continuous basis and haul the refuse to the National Resource Recovery site located at the Turnpike and S.R. 84 in Davie.

The City of Dania Beach is primarily as a residential community. Therefore, the residential population in Dania Beach continues to be the primary generator of waste in the City. Commercial and other uses are not as significant a factor to overall solid waste generation as are the residential uses.

The Residential curbside single-stream recycling is hauled to the WM Reuter Recycling facility in Western Pembroke Pines. The facility has a design capacity of 660 tons/day. The current demand is 550 tons/day. The City of Dania Beach's portion of the demand is 10,000 tons/year or 27 tons/day.

The Residential curbside solid waste (MSW) is disposed at WIN Waste (Wheelabrator) South Plant Located at 4400 South State Road 7.

The Tables below indicates the City's Recycling and MSW demand per year, provided by Waste Management Inc.

Annual Tons of MSW		
Annual Tons	**2022**	**2023 (Jan-Sept)**
Grand Total	10,519.10	7,840.57

Annual Tons of Recycling		
Annual Tons	**2022**	**2023 (Jan-Sept)**
Grand Total	1,455.86	1,175.00

Within the City's Commercial Solid Waste Report FY 2022-2023 March 2023, the following companies reported franchise fees:

- Waste Connections
- Waste Management Inc.
- Republic Services
- S&S Waste

- Panzarella Waste
- Great Waste & Recycling Service, LLC
- Coastal Waste & Recycling, Inc.

Analysis

The City of Dania Beach entered into a disposal contract with Waste Management Inc. for disposal of its processable waste. The contract, which was executed in 2021, commenced on January 1, 2022, and expires on September 30, 2027. It provides for disposal of waste from each residential unit at a rate of $28.89 per residence per month. It may be renewed for one additional five- (5-) year term.

The City of Dania Beach has adopted the level of service standards used by Broward County and the South Florida Regional Planning Council as follows:

Residential	8.9 lbs/unit/day
Industrial/Commercial	
Factory/Warehouse	2 lbs/100 sq. ft./day
Office	1 lb/100 sq. ft./day
Department Store	4 lbs/100 sq. ft./day
Supermarket	9 lbs/100 sq. ft./day
Restaurant	2 lbs/meal/day
Drug Store	5 lbs/100 sq. ft./day
School	
Grade	10 lbs/room & ¼ lb/pupil/day
High School	8 lbs/room & ¼ lb/pupil/day
Institution	
Hospital	8 lbs/bed/day
Nursing Home	3 lbs/bed/day
Home for Aged	3 lbs/person/day
Rest Homes	3 lbs/person/day

DRAINAGE AND NATURAL GROUNDWATER RECHARGE SUB ELEMENT

Introduction

The City's Public Services Department is responsible for monitoring and maintaining the stormwater drainage system throughout the City of Dania Beach. The City owns and maintains all stormwater structures, pipes, retention areas, and outfalls in areas designated as rights-of-way. These City drainage systems discharge into City-owned canals that ultimately discharge into canals owned and maintained by South Florida Water Management District (SFWMD), such as the South Fork New River Canal and the Dania Beach Cut-Off Canal.

New development requires approval from the City of Dania Beach, Broward County Environmental Protection and Growth Management Department, and/or South Florida Water Management District. All dredge and fill projects within the City require approval from the South Florida Water Management District, and/or U.S. Army Corps of Engineers, G1 and/or the State of Florida Department of Environmental Protection (FDEP).

The geography of the City and its drainage patterns prompted the combination of the drainage element and the natural groundwater recharge element into one element.

Existing Conditions

Drainage System

The primary drainage system of the City of Dania Beach is controlled by the South Florida Water Management District's (SFWMD) canals and pump systems The SFWMD maintains a series of canals and pump systems which control discharge based on the capacity of the system to remove storm water. Drainage systems within the City limits primarily consist of drainage inlets, pipes, exfiltration trench systems, and onsite retention/detention systems that are either located on City-owned property or City roadways. There are two types of Retention/detention systems, either "Wet," if the system retains or detains storm water in lakes, or "Dry," if the system retains or detains storm water in areas that are normally dry. Both of these methods provide for storm water storage and aquifer recharge; however, the filtration action of the soils in dry retention systems provide the added benefit of improving water quality.

Aquifers

The City of Dania Beach is underlain by two aquifers, the Floridian and the Biscayne aquifers. The Biscayne Aquifer, located in southeastern Florida, is a surficial aquifer consisting of a shallow layer of highly permeable limestone. The Floridian aquifer, which spans the whole of Florida, lies below the Biscayne aquifer and is the main source of the state's drinking water.

Aquifer recharge is regulated by both the Broward County Environmental Quality Standards and the South Florida Water Management District Standards. Aquifer recharge occurs within the City limits through a series of canals, exfiltration systems, and on-site retention/detention areas. However, due to its close proximity to the coastal areas of eastern Florida, most of the City's recharge systems are impacted by saltwater intrusion. The use of swales and water detention/retention systems are encouraged to improve Water quality in the City.

Level of Service

The City adheres to the minimum standards of Broward County and the South Florida Water Management District and has established the following levels of service:

- Road Protection

  Crown elevation of residential and primary streets shall meet the minimum

elevations as established by Broward County.

- Buildings
The lowest floor elevation shall not be lower than the elevation published on the Broward County 100-year flood elevation map, or 18 inches above the adjacent crown of road for residential, and 6 inches above the adjacent crown of road for commercial/industrial uses.

- Storm Sewers
Shall be designed using the South Florida Water Management District rainfall curves.

- Best Management Practice
Best management practices shall be utilized to reduce pollutants entering the groundwater.

Trends and Challenges

Drainage System

The City's stormwater drainage system provides conveyance for rainfall which typically discharges into a series of City-owned canals. However, the existing stormwater system has a few challenges, including low lying roadways, undersized pipes, and backflow entering the roadways from the canal.

A majority of the existing roadways within the City of Dania Beach are low lying; in some locations, the road elevation is lower than the groundwater elevation. For example, a roadway located in the eastern part of the City has an average elevation of 0.77 feet NAVD, with an estimated groundwater elevation of 2.0 feet NAVD, and a future groundwater elevation prediction of 3.0 feet NAVD. Such low roadway elevations limit the efficacy of the drainage system, resulting in flooding along the roadway.

In some areas of the City pipes have been installed in existing inlets to convey stormwater runoff; however, the diameter of the piping is insufficient to adequately discharge excess rainfall, which results in flooding along the roadway.

As previously stated, a majority of the City's stormwater runoff is conveyed into a series of canals. Sea level rise and higher tide levels have raised the elevation of some canals, which can result in water entering the stormwater outfall pipe and inlet and producing backflow into the roadway. Proactively, the City is in the process of installing backflow valves to eliminate backflow into the roadways.

Sea Leve Rise

The Southeast Regional Climate Change Compact (SRFCCC), which includes Broward County and the City of Dania Beach, has developed future sea level rise projections specific to the South Florida region. The NOAA Intermediate High projection curve estimates a future sea level rise of 17 inches by 2040 over the global sea level average

in the year 2000, and 40 inches by 2070. Any sea level rise will also contribute to an increased groundwater elevation. Both sea level rise and increased groundwater elevations will impact the existing and proposed stormwater systems.

Stormwater Master Plan

The City of Dania Beach is currently preparing a Stormwater Master Plan (SWMP) to evaluate the impact of sea level rise and future ground water elevations on the existing stormwater system. The following improvements are planned:

- Complete inventory of City-owned stormwater assets.
- Analyze existing stormwater systems.
- Identify improvement projects for enhancing the City's stormwater system's ability to meet level of service standards.
- Identify funding strategies.

The SWMP is expected to be completed in the summer of 2024.

Final Remarks

In summary, the City's stormwater system captures and conveys stormwater runoff to City owned canals that ultimately discharge to the canals owned and maintained by SFWMD. These canals, along with exfiltration trench and retention/detention areas, provide recharge to the aquifers. The City's concern related to its stormwater system is the low-lying roadways, undersized pipes, and future of sea level rise. The City is currently implementing a Stormwater Master Plan to review and analyze the existing stormwater system and identify capital improvement projects to enhance the City's stormwater system.

POTABLE WATER SUB-ELEMENT (WATER SUPPLY PLAN)

Introduction

The Charter of the City of Dania Beach provides for the City's Department of Public Services which is responsible for the City's potable water treatment and distribution systems. The department's task is to provide the residents of the City east of Ravenswood Road with safe, quality drinking water. The areas west of Ravenswood Road are served by Broward County.

The withdrawal of raw water from aquifers is governed by the South Florida Water Management District. The Florida Department of Environmental Protection is charged with the responsibility of approving distribution systems and overseeing the operation of treatment facilities. The Broward County Environmental Protection Department is responsible for implementing wellfield protection protocols to protect wellfields throughout the county.

Existing Conditions

The City's water system currently provides water for the portion of the City lying east of Ravenswood Road.

The first well in Dania Beach was constructed in the downtown area in the 1920s. In the late 1940s, new wells (designated D, E, and F) were constructed at the existing water plant site along the Florida East Coast railroad. The plant was constructed in 1952. Much of the water distribution system east of the railroad tracks was constructed shortly thereafter. The rest of the distribution system, west of the railroad tracks, was constructed in the mid-1960s. In 1985, two new wells (referenced as Wells G and H) were installed on the west side of the City near Ravenswood Road West

Due to high levels of chlorides in the water, use of these wells was formally abandoned in 2007. While rainfall appears to be diminishing the chloride content of the raw water slightly, wells G and H remain restricted due to saltwater intrusion. In 2010, the "H" well was no longer viable, and a new well "I" was constructed. Because saltwater underlies the City's wells, well "I" was shallower than well "H." The City has been testing both the production wells and adjacent monitoring wells for saltwater intrusion for the past thirty years on a monthly basis.

The capacity of the 65-foot deep "G" well has been reduced from 2100 to 1400 to 700 gpm with the issuance of each of the last water use permits. The well is currently throttled to under 350 gpm when operating. Because "I" well is 42 ft deep in sand with 700 gallons per minute capacity, a screen was installed to prevent collapse. This well only pumps 250 gpm. Wells "G" and "I" are not operated at the same time.

The County commissioned a study for the implementation of a regional well-field facility in the late 1980s. This report indicated that the Dania Beach wells were at their peak capacity and recommended a regional wellfield to provide a long-term permanent solution. The Broward County raw water agreement was executed in June 1990 between the City of Dania Beach and the County. An addendum was issued in 1994 because no water had been delivered by that date. (See Appendix A: Broward County Raw Water Agreements). The concept was to permit several eastern communities, Dania Beach, Hallandale, and Hollywood among them, to draw raw water from a new western wellfield to replace lost capacity in the eastern wellfields. The agreement has the following provisions:

- Defined the service area – limiting Dania Beach to the then-City limits.
- Created a Large User Advisory Board that was to meet regularly.
- Determined that the County would construct the wellfield and all appurtenances.
- Defined a rate methodology for the raw water.
- Defined meter locations, readings, meter inaccuracies, and a dispute resolution process.
- Requires a 10% renewal surcharge for wellfield maintenance.
- Reserves certain flows for each user.

The County used Certificates of Participation, paid for from General Fund revenues, to construct the regional 21 MGD wellfield. The wellfield came online in 1994 with an installed capacity of 21 MGD. The South Florida Water Management District permitted the wellfield at 14.9 MGD average daily flow and 21 MGD maximum daily flow. The intent was for the wellfield to be incrementally increased in flow until fully allocated. The City had planned on the BPP supply as its long-term raw water solution, but this plan may change due to the SFWMD's rules.

The County's regional wellfield permit was restricted to 11.8 MGD in 2019, reducing the City's capacity to 1.58 MGD. The City's wells are currently permitted for 0 MGD. In 2019, the City entered into an agreement for 1.0 MGD from the C51 reservoir project. Prior to delivery, the County wellfield provided all raw water supplies per agreement with the SFWMD.

Based on the results of a multi-year study of a variety of options for water supply, a 20-year water use permit (No. 060410-9) was issued in 2022 that relies on water from four sources. The permit contains the following allocations:

Brian Piccolo Supply	1.58 MGD
Dania Beach Wells G&I	0.3 MGD
C51 reservoir	1.0 MGD
Horizontal Well test	0.7 MGD
TOTAL	3.58 MGD

This creates four potential water supply sources that diversify the City's water supply needs, provide alternatives, and provide a means to address future needs or changes. It is the least costly of available solutions.

The status of the wells is as follows:

- Brian Piccolo Supply 1.58 MGD – no action needed.
- C51 reservoir 1.0 MGD – agreement executed. The expected timeline for completion is 2023, at which time the City will be required to make a $4.6 million payment, proposed as an SRF loan.
- Dania Beach Wells "G" & "I" 0.3 MGD – the City is in the process of rehabilitating Well "G" and/or "I."
- Horizontal Well test 0.7 MGD – initial wells were installed 10 years ago. Water quality sampling was included in the 2023 budget.

The raw water is submitted to the water treatment plant via a sixteen- (16-) inch diameter raw water line.

The City has a lime softening treatment plant with a nominal capacity of three (3) million gallons per day. The treatment plant was built in 1952 and renovated in 1991. The top of the accelerators was reconstructed in 2013. A 2.0 MGD nanofiltration water treatment plant was completed in 2011. The current capacity is 5.04 MGD. The City has 384,000

gallons of storage in its clear wells. A new 2-million-gallon ground storage tank was completed in September 2008. The plant operates twenty-four hours per day.

The plant and is in good condition and operates satisfactorily. It is expected that the plant will operate satisfactorily for approximately twenty years without major replacements. The City of Dania Beach Water Treatment Plant has the following characteristics for 2008:

Average Daily flow	2.3 million gallons / day
Peak flow	2.6 million gallons / day
Design flow (ADF)	5.04 million gallons / day
Estimated Remaining Life before additional maintenance	2 years

Current average daily flows are 2.3 MGD. This is lower than 2004-2006 (ADF of 2.7 MGD, with a peak of 3.2 MGD). It was impacted by the 2007 drought restrictions that created a structural change in plumbing in the City, permanently reducing per capita water use among residential users. The City's base water usage is expected to grow minimally in the foreseeable future as all service areas are already served. Hence, any increase in flows will be generated in the current service area.

Water Supply

The issue regarding water supply for the future growth in the City is the quantity of water available for treatment. Because people in urbanized South Florida use groundwater supplies that are replenished directly by summer rainfall, the quantity of water available is finite and the quality must be protected for the end users – the public and the ecosystem. Water supplies in South Florida are regulated by the South Florida Water Management District. The District issues water use permits based upon availability of the resource. These permits limit both annual average and maximum daily withdrawals from the aquifer by the utility. Periodic renewal of the water use permits allows quantities for withdrawal to be adjustment based on growth and/or prior experience.

The City is among a limited number of utilities that are positioned to take advantage of direct rainfall harvesting which is the intent of the horizontal well.

The following outlines the current and potential water supplies per the City's water use permit application (note this does not assume restrictions in place):

Water Supplies City-Served Area						
Year	**C51 reservoir supply**	**Available Water Supply (City)**	**Available (County) BPP**	**Total Water Supply Available**	**Actual Delivered Water (ADF)**	**Net Difference**
2020	0	0	2.3	2.3	2.3	0
2025	1	0.3	1.58	3.58	2.8	0.8

2030	1	1	1.58	3.5	3	0.58

Source: Public Utility Management & Planning Services, Inc. (City Consultant)

Based on the City's current permit, The City anticipates adequate water supplies for its city-served area until 2040.

The City of Dania Beach submitted data to justify reducing water use to the District as follows:

1. Dwellings:
   Each Single-Family Unit = 1 ERC = 150 gpd

2. Condominium: = 120 gpd/unit

3. Motel/Hotel:
   50 gpd per room

4. Mobile Home:
   100 gpd per space

5. Office
   0.2 gpd per square feet

6. Retail:
   0.1 gpd per square foot

7. Laundries:
   400 gpd per machine

8. Bar (no food service):
   20 gpd per seat

9. Restaurants:
   24 hour - 50 gpd per seat (Including bar)
   Less than 24 hours -30 gpd per seat (Including bar)

10. Theaters:
    5 gpd per scat

11. Assembly Hall:
    2 gpd per seat

12. Park
    10 gpd per person

13. Factories:
    15 gpd per person per shift

14. Institutions:
    100 gpd per person

15. Church:
7 gpd per seat

16. Service Station:
Full-Service Station
First Two Bays - 750 gpd
Each Additional Bay - 300 gpd
Per Fuel Pump - 100 gpd
Self Service Station
Per Fuel Pump 50 gpd

17. Elementary School:
10 gpd per pupil
5 gpd per shower per pupil
5 gpd per cafeteria per pupil

18. High School:
15 gpd per pupil
5 gpd per shower per pupil
5 gpd per cafeteria per pupil

19. Hospital and Nursing Home:
200 gpd per bed
100 gpd per staff

20. Warehouse:
0.1 gpd per square foot

Water Demand

The City's average daily flows are 2.4 MGD. 12.99% of the total is unaccounted for due mostly to meter losses. The City's base water usage is expected to grow minimally over the foreseeable future as other providers surround the water service area. However, the City Commission will permit 4,000 new units in the City's CRA area, most of which will be along Dania Beach Boulevard and US 1. All units will have low flow plumbing fixtures, and use of potable water for irrigation will be discouraged.

The following table outlines the City's Service Area Water Demands:

Table 10.3 Water Demand City-Serviced Area

YEAR	*ADF*	*MDF*
2020	2.3	2.6
2025	2.8	3.4
2030	3	3.5

2035	3.04	3.6
2040	3.07	3.7

Water Distribution

The City's water distribution system consists of approximately sixty-seven (67) miles of pipe with diameters varying from six (6) inches in diameter to twenty (20) inches in diameter. Hydraulic analysis of the distribution system has been performed. This analysis included both present demands and build-out demands utilizing an average per capita consumption of 100 gallons per day, a maximum day factor of 1.6, and a peak hour factor of 3.2. Fire flow was established at 1,500 gallons per minute.

The weaknesses in distribution system identified in the prior model have been corrected. Only the extreme northeast area (north of the Dania Cutoff Canal) has limitations: the area is not and cannot be looped. No action is needed. The City has modeled lines to identify areas where replacements will be scheduled in the future.

1. Future Water Supplies

   The City has submitted requests for permits for the following water supplies:

Brian Piccolo Supply	1.58 mgd
Dania Beach Wells G&I	0.3 mgd
C51 reservoir	1.0 mgd
Horizontal Well test	0.7 mgd
TOTAL	3.58 mgd

   This would create four potential water supply sources that would diversify the City's water supply needs, provide alternatives, and provide the means to address future needs or changes. It is the least costly of available solutions.

2. Future Water Quality

   The City has studied various options for maintaining the quality of its potable water. Based on the water supply program submitted to the SFWMD, the City's water supply and water quality are adequate.

3. Economic Assumptions

   Rate charges for existing users are the primary source of revenue for the City of Dania Beach's potable water system. New users will be charged for unit connection and acreage as set forth in Ordinance 41-86. Other capital expenditures will be funded by bond issues supported by utility revenues, or low interest bank loans. The City upgraded its impact fee ordinance and policies in 2007, and its rates in 2010. The City will implement a series of rate adjustments starting in 2024.

Existing Conditions County Water System

The following information was obtained from the Broward County Water Supply Facilities Work Plan.

Existing Conditions

Broward County controls the water system in the western part of the City, generally described as the portion of the City lying west of Ravenswood Road. This service area is within the Broward County 3A service area. Portions of the area were annexed into Dania Beach and Hollywood in the early 1990s.

Broward County Water and Wastewater Services (BCWWS) operates two regional wellfields that provide bulk raw Biscayne aquifer water to Deerfield Beach in north county, and Dania Beach, Hallandale Beach, Hollywood, and Florida Power and Light in south county via large user agreements. BCWWS operates three service districts known as District 1, District 2, and District 3. The three service districts are operated as independent entities, but are supported by BCWWS Operations as a single entity.

1. County-Served Service Area and Population

   The District 3 service area includes portions of the Cities of Dania Beach, Davie, Fort Lauderdale, Miramar, West Park, Pembroke Park, Pembroke Pines, and Hollywood and provides all water for the Fort Lauderdale-Hollywood International Airport. District 3 is further divided into Districts 3A and 3BC. The west portion of Dania Beach is located within District 3A.

   Per Broward County's Water Supply Facilities Work Plan (adopted March 28, 2019), to plan and coordinate water supply utility activities within its three service areas, BCWWS uses utility analysis zones (UAZ) which divide service districts into smaller units by UAZ. Pulling TAZ information into UAZ involves allocating populations based on the split in residential units between the TAZ-UAZ subsections using the Broward County Property Appraiser parcel shapefile. The parcel shapefile permits the calculation of single-family and multi-family units within each TAZ-UAZ subsection.

   A TAZ-UAZ subsection is a portion of a UAZ that sits within a TAZ. The calculation method sums up the total residential units (single family and multi-family) within each TAZ-UAZ subsection. The population is allocated based on the percentage of residential units in a TAZ-UAZ subsection compared to the total number of TAZ dwelling units. The projected BCWWS populations for District 3A and its service areas are shown in the table below.

Table 10.4 Projected BCWWS Population					
BCWWS Service Area	**2020**	**2025**	**2030**	**2035**	**2040**
District 3A Total	16,908	18,083	19,075	19,686	20,109
Dania Beach	15,888	16,808	17,379	17,680	17,824
Davie	60	325	538	710	874
Fort Lauderdale	713	705	906	1,044	1,161
Hollywood	247	245	252	252	250

Source: Broward County Water Supply Facilities Work Plan Table WS9

Through the bulk sales agreements with BCWWS, the City of Hollywood provides treated water to BCWWS to serve its southernmost service areas including District 3A. Broward County works closely with the City of Hollywood through involvement in the County Commission's Water Advisory Board and its Technical Advisory Committee, Southeast Florida Utility Council, Broward Water Partnership and other area technical and policy groups.

2. County-Served Water Supply

District 3 service area is divided into two geographically separate subdistricts 3A and 3B/C. The area of Dania Beach served by the County is in District 3A.

The County purchases bulk treated water from the City of Hollywood and distributes the treated water through the County's distribution system. District 3 has a combined service area of approximately 14.3 square miles and contains 223 miles of transmission and distribution mains. The Fort Lauderdale-Hollywood International Airport represents approximately 20 percent of the total area of Subdistrict 3A. District 3A provides the primary water supply for the City of Hollywood and provides emergency water supplies to the City of Fort Lauderdale and the City of Dania Beach.

The City of Hollywood is responsible for ensuring adequate raw water supply and treatment facilities for the County District 3 service areas. The City's existing CUP (Permit No. 06-00038-W) was issued by the SFWMD on April 9, 2008, and expires April 9, 2028. To meet demands through the year 2028,

the Hollywood CUP raw water allocation for the subdistrict 3A/3BC areas is 13.16 MGD.

3. County-Served Water Demand

BCWWS' current finished water demand for District 3 averages around 6.4 MGD and is projected to increase to 8.09 MGD by 2040 as shown in Table 8 below. District 3's raw water demand is anticipated to be around 8.8 MGD in 2040 as shown in Table 9, based on the historical raw-to-finished water ratio of 1.09. BCWWS continues to coordinate closely with the City to ensure that future demands for District 3 are adequately addressed.

The finished water demand for District 3A was estimated by using the finished water 5-year historical 127 gallons per capita day and the municipal populations as shown in Table 10. Year 2015 was calculated using the actual 130 gallons per capita day.

Table 10.5
District 3A and 3BC Actual and Projected Finished Water Demands

Planning Year	Population	Finished Water Demands				
	(UAZ Estimate)	Annual (MG)	Average Day (MGD)	Per Capita Use	Maximum Month (MGM)	Max Mo: Avg Day Ratio
Actual Water Use 1						
2010	32,480	2,080	5.7	118	192	33.74
2011	49,158	2,210	6.05	126	196	32.42
2012	50,014	2,230	6.11	122	200	32.79
2013	50,871	2,362	6.47	127	204	31.59
2014	51,727	2,369	6.49	125	221	33.99
2015	52,584	2,490	6.82	130	222	32.51
2016	52,946	2,491	6.82	129	218	31.97
2017	53,308	2,383	6.52	122	212	32.48
Projected Water Use 2, 3						
2020	54,394	2,523	6.91	127	244	32.51
2025	56,972	2,642	7.24	127	256	32.51
2030	60,221	2,793	7.65	127	270	32.51
2035	62,325	2,891	7.92	127	280	32.51
2040	63,734	2,956	8.09	127	286	32.51

1. BCWWS Monthly Operating Reports for 3A, 3B and 3C Finished Water Meters
2. Projected Water Use based on Finished Water Per Capita (5-Year Avg) of 127 gallons per capita per day
3. Projected Finished Water Maximum Month based on Actual Finished Maximum Month to Average Day Ration (5-Year Average of 32.51)

Table 10.6 District 3A and 3BC Actual and Projected Raw Water Demands					
Planning Year	Finished Water Annual Demand (MG)	Raw Water Demands			
		Raw: Finished Ratio	Annual (MG)	Average Day (MGD)	Maximum Month (MGM)
Actual Water Use[1]					
2010	2,080	1.09	2,267	6.21	210
2011	2,210	1.09	2,409	6.6	214
2012	2,230	1.09	2,431	6.66	218
2013	2,362	1.09	2,575	7.05	223
2014	2,369	1.09	2,582	7.07	240
2015	2,490	1.09	2,714	7.44	242
2016	2,491	1.09	2,715	7.44	238
2017	2,383	1.09	2,599	7.12	231
Projected Water Use [2, 3]					
2020	2,523	1.09	2,743	7.52	244
2025	2,642	1.09	2,873	7.87	256
2030	2,793	1.09	3,037	8.32	270
2035	2,891	1.09	3,143	8.61	280
2040	2,956	1.09	3,214	8.81	286

[1]BCWWS Monthly Operating Reports for 3A, 3B and 3C Finished Water Meters
[2] Projected Raw Water based on SFWMD LECWSP 2018 Update, Appendix B, Table B-4 entry for Hollywood of 1.09
[3]Actual and Projected Raw Water Maximum Month based on Actual Finished Maximum Month to Average Day Ratio Average) of 32.51
Source: Broward County Water Supply Facilities Work Plan Table WS21

Projected finished day average demands by municipality within District 3A are depicted in Table 10 below. Projected water demand for the City of Dania Beach is estimated to be 2.26 MGD in 2040.

Table 10.7 Projected Average Day Finished Water Demand by Municipality within District 3A in mgd[1]					
Municipality	**2020**	**2025**	**2030**	**2035**	**2040**
District 3A Total	2.15	2.3	2.42	2.5	2.55
Dania Beach	2.02	2.13	2.21	2.25	2.26
Davie	0.01	0.04	0.07	0.09	0.11
Ft. Lauderdale	0.09	0.09	0.12	0.13	0.15
Hollywood	0.03	0.03	0.03	0.03	0.03

[1]Calculated using District 1 Finished Water 5-Year Average Gallons Per Capita Day of 127 gpcd

Source: Broward County Water Supply Facilities Work Plan Table WS22

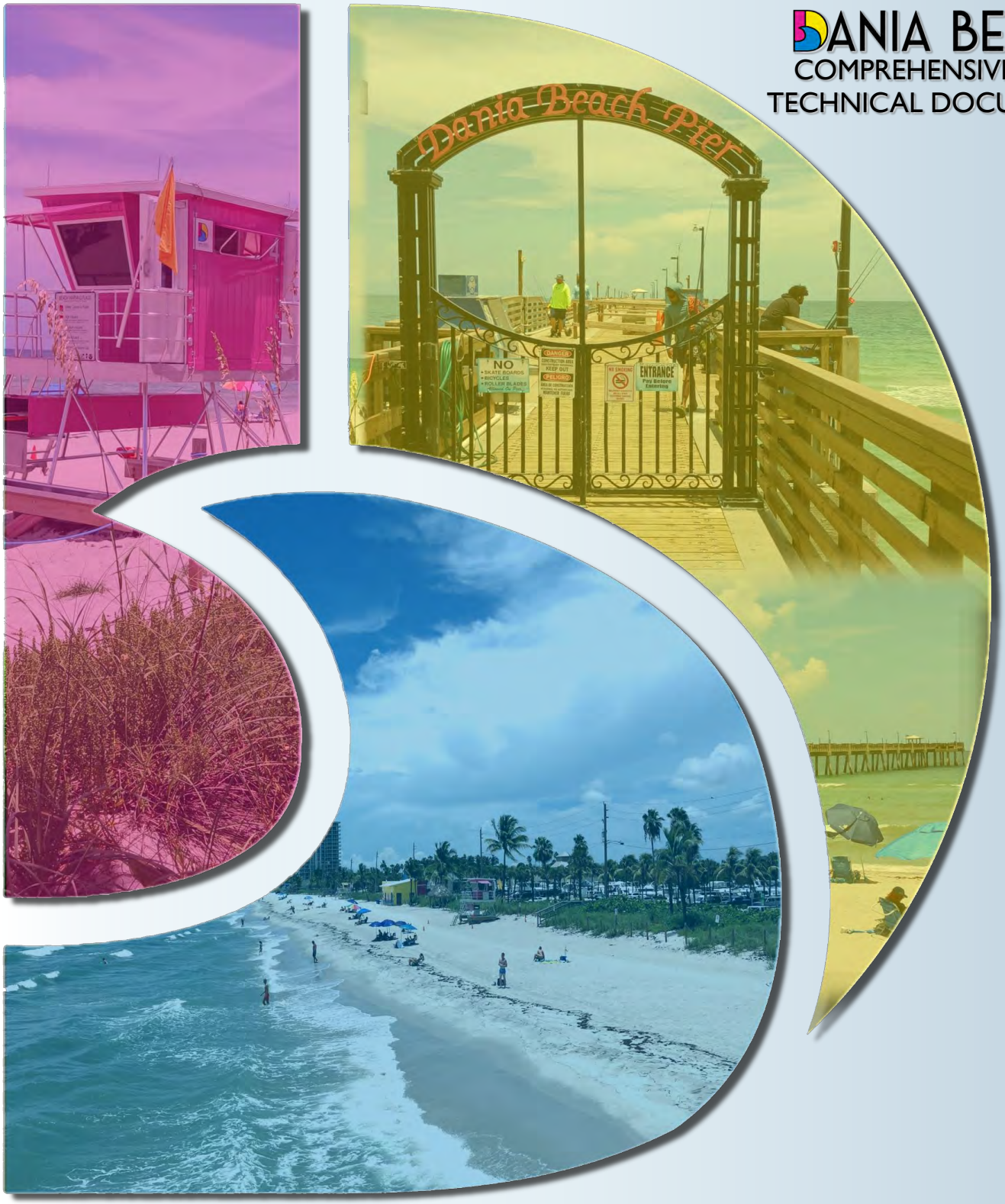
Summary of Water Supply and Demand – City and County-Served Areas

Table 10.8 Dania Beach Water Demand v. Supply								
Year	**City-Served Area[1]**			**County-Served Area[2]**				
	Population	Avg Demand MGD	Supply MGD	Population		Avg Demand MGD		Supply MGD
				District 3A/BC	District 3A	District 3A/BC	District 3A	District 3A/BC
2020	16,565	2.58	2.8	54,394	16,908	2.15	6.91	13.16
2025	19,871	2.8	3.38	56,972	18,083	2.3	7.24	13.16
2030	22,821	3	3.38	60,221	19,075	2.42	7.65	13.16

[1]Source: Public Utility Management & Planning Services, Inc. (City Consultant)

[2]Broward County Water Supply Facilities Work Plan

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



COASTAL MANAGEMENT ELEMENT

DATA & ANALYSIS
CHAPTER 5: COASTAL MANAGEMENT ELEMENT

INTRODUCTION

The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster. Coastal management is a multifaceted effort. Proper coastal management ensures both the protection of life and property from natural disasters, as well as the conservation of natural resources. It strives at once to maintain and enhance the quality of life of citizens who value the area as a recreational asset, to protect wildlife and natural ecosystems, to maximize economic benefits generated from tourism, and to safeguard human life and public investment from natural disasters. Coastal Management requires a careful balance between the natural and built environments.

This chapter presents data for the preparation of the Policy Document (Goals, Objectives and Policies) of the Coastal Management Element for the Town of Palm Beach pursuant to Section 163.3178 (2) (f), Florida Statutes.

To effectively provide management, it is important to understand the existing components of the coastal zone, how they have been developed over time, and what the projected needs are for the future. The data, and analysis provided in this Element provides an inventory of coastal resources to guide the City's decision-making, support the City's Coastal Management Goals, Objectives, and Policies, and be consistent with adopted plans and permits covering activities in the coastal zone.

The Coastal High Hazard Area within the City of Dania Beach (see Coastal High Hazard Area Map) is considered to be the area east of U.S.1 area consisting of approximately 1,300 acres. This includes the small portion of the City on the beach approximately two (2) miles from the main portion of the City. The Coastal High Hazard Area is located east of Southeast 5th Avenue and includes Dania Beach.

EXISTING CONDITIONS

Inventory of Existing Land Uses

The area of the City east of U.S. 1 is essentially developed. The major east-west traffic facility is Dania Beach Boulevard which is four or six-lane divided in varying locations. The major north-south facility is S.E. Fifth Avenue which is two-lane with intersection improvements. Both facilities are adequate to address build-out conditions. Sanitary sewer and potable water in the

area is adequate for existing needs. The sanitary sewer is adequate for future build out and the potable water has recently been up to handle build out flows.

The land uses occurring within the Coastal High Hazard Area provide for a mix of uses including various intensities of residential, commercial, industrial, park and recreational, and community facilities types.

At the present time there are no conflicts with shoreline uses as the beach front is public and maintained as a recreational facility for the residents of the community. It is also utilized by residents of the Broward County area. The beach and dune system serve as the City's primary protection against storm surge and waves.

The Florida Atlantic University waterfront Dania Beach facility (SeaTech) houses the Institute for Ocean and Systems Engineering and complements the academic programs of the Department of Ocean and Mechanical Engineering. SeaTech is situated near the Dania Beach pier to take advantage of its proximity to the Atlantic Gulf Stream current. It is home to industry-sponsored ocean engineering research and technology development in the areas of acoustics, marine vehicles, hydrodynamics and physical oceanography, marine materials and nano-composites. SeaTech builds on five decades of excellence at FAU as home to one of the nation's first ocean engineering programs. There are other water related uses occurring along the Dania Cut-Off Canal, particularly marine industry orientated facilities. Because of the robust marine industry within the general Broward County area and the lack of facilities with ready access to the Intracoastal and Atlantic Ocean, Dania Beach finds itself as a desirable location for this type of development.

The economic base of the coastal portion of Dania Beach as reflected in existing land use provides for a diverse array of both residential and commercial activities. Industrial activities within Port Everglades plus commercial activities along Dania Beach Boulevard, including the Casino at Dania Beach, provide employment opportunities and tax revenue for the community.

The area north of the Dania Cut-Off Canal and east of U.S.1 is substantially developed. The area north of Northeast 10th Street has been acquired by Broward County for an airport runway and de-annexed from the City. Water and sewer have been provided to the area that will adequately handle the intended future land uses. Drainage will be provided by on-site percolation as development occurs.

Any proposed future land uses have no effect on coastal flooding within the area as that primarily is related to the beach front which is a public beach facility and will continue to be maintained as such by the City of Dania Beach.

Inventory of Natural Resources

The City of Dania Beach's coastal area is non-contiguous to the remainder of the City as indicated on the future land use maps. The portions of the Coastal High Hazard Area which contain natural resources include generally the area east of S.E. 5th Avenue and south of Dania Boulevard which is a mangrove habitat. This area has been acquired by Broward County as the

Dania Salt Marsh. The natural resources occurring within the Coastal High Hazard Area have been identified on the Broward County Natural Resource Map Series (2016) and include protected lands that are publicly owned and managed for preservation, or privately owned and restricted by conservation easement or plat note. This map indicates generalized wetlands with vegetative cover and areas subject to coastal flooding and wildlife and marine habitats.

There is a relic dune system with sparse vegetative cover of sea oats and sea oxeye. The area includes portions of AE, VE and X zones as indicated on the Flood Zone Map.

Inventory of Historic / Cultural / Archaeological Resources

There are no historic or cultural resources or historic districts located within the Coastal High Hazard Area according to the Broward County Natural Resource Map Series (2016).

Inventory of Estuarine Conditions

The New River Sound which is located in the Dania Beach area and depicted on the Broward County Natural Resource Map Series (2016) is located in an area, which due to its proximity to the Port Everglades Inlet, receives a substantial tidal flow and related flushing. Accordingly, the pollution within this area is very limited and the water quality which is designated as a Class III by the Florida Development of Environmental Protection is good. There are no point or non-point source pollution problems within the estuarine area. The eastern area of the estuary is bulkheaded and a part of a small boat marina docking facility. No development will be permitted within the estuary and accordingly no new pollution sources will be introduced.

Inventory of Beach and Dune Systems

The City of Dania Beach's beaches and dunes are not experiencing any significant erosion or deterioration problems. Erosion trends on Broward County's beaches were first documented in a U.S. Army Corps of Engineers study in 1961. At that time, it was determined that beaches had been experiencing erosion problems for decades and that 8.9 miles of these beaches required nourishment and coastal protection structures. According to more recent data from Broward County, Dania Shoreline trends show a recession of 0.5 ft/year from 1989-1998.

Inventory of Infrastructure

The Dania Beach coastal area is essentially developed with recreational uses. Traffic circulation is not intended to change and the area is serviced by sanitary sewer and potable water. All stormwater drainage receives pre-treatment via swales and detention. The existing infrastructure within the coastal area of the City of Dania Beach consists of the following items:

U.S. Us Highway 1

This is an existing facility varying from four (4) to five (5) lanes and has an existing right-of-way of 94 feet which may expand to a requirement of 200 feet north of new Griffin Road. The facility is part of the Broward County Trafficways Plan.

Dania Beach Boulevard East of U.S. 1

This is an existing facility varying from four (4) to six (6) lanes that is located in an existing 110 foot right-of-way within he municipal boundary. The facility is part of the Broward County Trafficways Plan.

S.E. Fifth Avenue

This is an existing two (2) lane facility that presently exists from Sheridan Street on the south to Dania Beach Boulevard on the north. The facility was previously on the Broward County Trafficways Plan and required an 80-foot right-of-way. Accordingly, this facility has expanded public right-of-way with the unique ability to enhance the drainage in this portion of the City.

U.S.1/Dania Cut-Off Canal Bridge

This facility is located at Old Griffin Road and U.S. Highway 1 and consists of four (4) lanes and is constructed of reinforced concrete. This is a fixed bridge.

Intracoastal/Dania Beach Boulevard Bridge

The intracoastal waterway is spanned by a four-lane bascule type bridge not within the city limits of Dania Beach.

Intracoastal/New River Sound Bridge

This is a fixed bridge adjacent to Dania Beach but is not within the city limits of Dania Beach.

Dania Cut-Off Canal

This is a one hundred (100) foot wide fifteen (15) foot deep canal that travels the City from east to west. It is utilized for boat traffic and drainage.

Hazard Mitigation, Post Disaster Redevelopment and Resiliency Planning

Numerous activities related to hazard mitigation, post disaster redevelopment and resiliency planning are occurring, locally, at the County level and regionally. The Broward County Local Mitigation Strategy (2023) serves as the countywide comprehensive mitigation plan and was approved by the Florida Division of Emergency Management and the Federal Emergency Management Agency (FEMA).

Pursuant to Section 163.3178(2)(f), F.S. local governments are now also required to incorporate a redevelopment component into the Coastal Element of their Comprehensive Plans that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. These policies are known as the "Peril of Flood" provisions of the Coastal Management Element. The component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

A new Goal has been added to the Coastal Management Element to address these requirements.

Existing Land Use

The City of Dania Beach consists of approximately 7 square miles (4,479 acres) and extends approximately four miles east to west and three miles north to south. The City includes a portion of oceanfront to the east which is disconnected from the rest of the City. Approximately 94% of the City is built out, leaving about 6% of the City's land vacant and available for future growth and development.

Structures with a History of Repeated Damage

There are no structures with a history of repeated damage in coastal storms. The Dania Beach fishing pier was recently rebuilt by the City. The pier project began in January 2022, and will be complete in December 2023.

Coastal or Shore Protection Structures

There are no coastal or shore protection structures currently in place in the City of Dania Beach.

Shoreline Uses and Public Access

Beach public access within the City of Dania Beach is excellent as there is a 26.5-acre beach front park available to all residents. There is a substantial parking facility also available and all facilities are open to the general public. These areas also provide suitable scenic overlooks of the beach area. All the beach front facilities are of adequate capacity to serve the residents of the City of Dania Beach.

Public boat ramps/docks are available at Houston and Boaters Parks for the launching of small crafts. Houston Park Marina is approximately 1 mile west of the Intracoastal Waterway and situated on the Dania Cut-off Canal. Boaters Park is a 7.5-acre waterfront, linear site along the Dania Cut-off Canal. Dania Beach also enjoys the fishing pier which has been in existence for many years and is a popular spot for residents and tourists alike.

The City is not experiencing any problems with over utilization of any of these facilities.

Infrastructure Analysis

The beach area of the City of Dania Beach has existing infrastructure in place sufficient for both existing and proposed land uses given its level of build out. The Coastal High Hazard Area is accessed by Dania Beach Boulevard (four-six lane divided) from the west and A1A (two lanes) from the south, both of which are part of the State primary road system, owned and maintained by FDOT.

Sanitary sewer and potable water systems are in place and are adequate to meet any existing or future demands. Drainage in this area is provided by natural percolation and there are no man-made drainage facilities. The existing percolation areas will service both the existing and future needs of the area. Because of the minimal development existing within the coastal zone, there is no need to consider the relocation or structural modification of the limited number of structures located in that area. Also, a significant portion of the area is already under public ownership.

Natural Resources Analysis

The vegetative communities in the coastal zone include vegetation on and in proximity to the beach consisting primarily of sea oats, sea grapes, and grasses. This includes non-woody perennials, and exotic species used as landscape materials. This vegetation helps to protect upland property during storm conditions.

Beach renourishment is a Countywide effort. The County received permits for the project from both State and Federal resource agencies. The Broward County Environmental Protection and Growth Management Department (EPGMD) is charged to monitor and restore eroded beaches. The EPGMD regularly conducts Countywide beach surveys to identify areas where nourishment projects would generate the greatest benefits. Data repeatedly confirm that the County should continue its beach renourishment program as one means of conserving the barrier island's resources. The beaches should be maintained to a width of approximately 75 to 125 feet.

Segment III, completed in February 2006, covered areas from John U. Lloyd State Park to the Miami-Dade County Line. The project included 980,000 cubic yards for a 6.8 mile stretch of renourishment at a cost of $42.2 million. The Dania segment of that project included 125,000 cubic yards of material above the mean high water line and the project commenced in January 2019. The goal of engineered shore projects is to reduce risk and promote resilience in coastal communities. Shore projects help to reduce the damages – economic, environmental,

infrastructure, human health and safety – of tropical storms and hurricanes. Coastal communities with engineered beaches have historically fared much better than other communities as proven by numerous studies.

There is only one estuarine system in Broward County, which can be found on the Natural Resource Map Series - Eastern Broward County: Beaches and Shores, Including Estuarine Systems, Rivers, Bays, Lakes, Harbors, and Dredge Spoil Disposal Sites found within the Broward County Land Use Plan. The regulatory programs which are in place to help protect this estuary are those of the Florida Department of Environmental Protection (FDEP), the goals and policies and objectives of the South Florida Regional Planning Council Regional Policy Plan, the South Florida Water Management District's criteria as it relates to stormwater runoff, and locally the Broward County Water Resources Management Division, the Broward County Resilient Environmental Department, and the City of Dania Beach maintain programs including stormwater runoff, wetlands protection among others which will maintain or improve the estuarine and environmental quality. In addition, as noted earlier, the City of Dania Beach will not permit any additional development which will have a negative impact on the water quality of this estuary.

Marina facilities, new or redevelopment, within the City of Dania Beach are sited approximately 1.5 miles west of this estuary and are situated along the Dania Cut-off Canal. In the permitting processes for these new facilities the City of Dania Beach requires stormwater management plans which eliminate any non-point source pollution. Also, the Broward County Department of Planning and Environmental Protection regulates any storage tank requirements locally and the Florida Department of Protection has this responsibility on a regional level. Those agencies will require that all storage tank construction be in accordance with their standards and monitored in accordance with their regulations thereby eliminating any threat of contamination from these facilities.

Additionally, from the 2007 Broward County Manatee Protection Plan, Areas of Special Concern are defined as areas of particular importance to manatees, including those areas with documented high use, high death, or represents an important travel corridor between warm water refuges. These areas are depicted in Figure 3 of that Plan, and are known as Port Everglades, South Fork New River, Dania Cutoff Canal Middle/C-10, and Dania Cutoff Canal West. The Plan regulates dock density increases to minimize manatee impacts as follows (again from 2007):

- Dania Cutoff Canal Middle/C-10 3,415 (existing docks) 806 (2007 proposed increase)
- Dania Cutoff Canal West 449 (existing docks) 110 (2007 proposed increase)

Analysis of Disaster Planning Issues and Hazard Reduction

Natural disaster planning in the Coastal Planning Area involves all disasters, including hurricanes, tornadoes, floods, freezes and droughts. Due to the City's geographic location, the emphasis is directed toward hurricane response, including hurricane preparation and evacuation, post-storm evaluation and clean up, and long-term post disaster redevelopment. As flooding is a key issue in the City associated with these Natural Disasters and can cause serious damage and potential loss of life, the City will continue to look for mechanisms to better

monitor updated data and analysis including work from a forthcoming stormwater master plan and vulnerability assessment.

The following will provide an overview of the natural disaster planning concerns for the City of Dania Beach.

Hurricane Evacuation

Hurricane evacuation planning is based on the hurricane evacuation plan contained in the local emergency management plan and the Coastal Hurricane Evacuation Plans. Planning for evacuation is accomplished in collaboration with the Broward County Emergency Management Division. The hurricane vulnerability zone, the number of persons requiring evacuation, the number of hurricane shelter spaces available, evacuation routes, transportation and hazard constraints on the evacuation routes, and evacuation times are discussed below:

a) **Hurricane Vulnerability Zones**: There are two evacuation zones in Broward County. Plan A is implemented for a Category 1-2 Hurricane, Plan B is typically used for a Category 3 or higher event as indicated on the Broward County Land Use Plan, Natural Resource Map Series, Eastern Broward County, Hurricane Evacuation Zones. The demarcation line between the areas in Dania Beach is approximately S.R. A1A.
b) **Persons Requiring Evacuation**: Countywide, more than 190,000 persons are estimated to live in coastal areas and mobile homes vulnerable to storm surges and winds in Category 3 through 5 hurricanes.
c) **Available Hurricane Shelter Spaces**: Broward County has a total of more than 67,000 hurricane shelter spaces. There are 12 primary shelter sites containing approximately 37,000 spaces. All shelters have been selected for safety features and location to serve the most vulnerable sections of the community. There are currently enough spaces for those who wish to evacuate. If additional shelter spaces are needed, more schools could be opened.
d) **Evacuation Routes**: The most important evacuation routes through the City are US Highway 1 and Dania Beach Boulevard.
e) **Transportation and Hazard Constraints on Routes**: In the event of a hurricane, both boat and vehicle traffic will be hectic; thus, creating transportation constraints. Another hazard constraint will be potential flooding of roadways. The maintenance of good traffic flow is critical, especially along U.S. Highway 1 and S.R. A1A, which are important North-South and East-West thoroughfares.
f) **Evacuation Time**: To ensure that all evacuees could reach their destination prior to a storm's landfall, the County's Mayor would issue an evacuation order. Measures to maintain or reduce evacuation times were incorporated into the Broward County Emergency Operations Plan, which identifies tasks and assigns responsibility to specific County divisions for their timely implementation. The measures devised to reduce evacuation times include: public information, traffic control, debris removal, and public transit.

Hurricane Surge, FEMA Flood Zone and the Coastal High Hazard Area Maps have all been either updated or added to the Comprehensive Plan.

Coastal High Hazard Areas

This Area, as defined in F.S. 163.3178(2)(h), are areas particularly vulnerable to the effects of coastal flooding from tropical storm events, specifically the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as depicted on the Coastal High Hazard Areas map series. The only potentially threatened infrastructure in the Coastal High Hazard Area are streets and highways; therefore, no potential for relocation exists. Relocating infrastructure owned or operated by the City was analyzed and deemed unnecessary because the City and/or County are responsible for maintaining local roadway networks. S.R. A1A is maintained by FDOT.

Disaster Planning and Post Disaster Recovery

The Broward County Comprehensive Emergency Management Plan (CEMP) (2020) is a plan that specifically addresses the recovery phase of a disaster and includes specific recovery actions from the response stage through the long-term recovery stage of a disaster, enabling a rapid and efficient delivery of recovery operations following a natural disaster.

The 2023 Local Mitigation Strategy (LMS) plan, also adopted by the Broward County Board of County Commissioners, has been updated to study, identify, and assess the County's vulnerability to natural and human-caused hazards for both the County and municipalities. The Disaster Mitigation Act of 2000 (DMA 2000) requires all local governments to have a hazard mitigation plan in place to receive mitigation funding from FEMA. Appendix C of the LMS includes a Mitigation Project List incorporating County and Municipal projects prioritized according to the procedures outlined in the LMS document.

The City of Dania Beach Comprehensive Emergency Management Plan (CEMP) Hurricane Plan 2023 includes both comprehensive disaster management strategies and hurricane-specific planning efforts. It utilizes an "All Hazards" approach to disaster reduction, requires utilization of a base formula for assessing vulnerabilities, developing workable safeguard against vulnerabilities and reasonable approaches to recovery. It also utilizes the National Incident Management System as its core developmental framework.

FEMA's Community Rating System (CRS) Program

The City of Dania Beach has been a Community Rating System (CRS) Community since October 1993. Dania Beach is currently a Class 6 CRS Community, providing flood insurance premium discounts over $245,000 to eligible properties. The City has a designated CRS Coordinator and Floodplain Manager. CRS activities undertaken in the past five years include:

- Maintenance of Construction Certificates on all new and substantially improved/damaged buildings in our Special Flood Hazard Area (SFHA).

- Availability of Elevation Certificates for most buildings in the SFHA built since 1994 as requested.
- The Building Division provides flood insurance rate map (FIRM) information to inquirers and keeps electronic records of the information provided.
- FIRMs are updated as necessary.
- Floodplain management provisions outlined in the City's zoning and building codes are enforced.
- The Florida Building Code is enforced.
- Enforcing Higher Regulatory Standards in the SFHA that exceed the National Flood Insurance Program's (NFIP) requirements.
- Implementing a *Program for Public Information* to ensure the public is informed about current and future flood risk, the importance of purchasing flood insurance, flood and hurricane preparedness, floodplain development requirements and mitigation strategies.
- Providing property protection advice to the public for possible flood mitigation activities on their private property.
- Conserving over 20% of the SFHA as open space lands in the floodplain, including deed restrictions to ensure the areas are kept open and to protect the natural functions of the floodplains in the City.
- Incentives that keep flood-prone portions of new development open.
- Participation in, and adoption of the Broward County Local Mitigation Strategy.
- Maintenance and regular inspections of our drainage system, and a Capital Improvements Program.
- A Comprehensive Emergency Response Plan, and outreach projects informing the public of safety measures and how warnings are issued.
- Developing a *Flood Response Preparations Plan* for public information activities ready for the next flood or hurricane.
- Maintaining a detailed Flood Protection Website that includes City-specific documents intended to help the public take steps to protect themselves and their property from the impact of flooding.

Climate Change

Climate change and the impacts of flooding and sea level rise have become a more pronounced condition that the State of Florida and local governments are addressing. Locally, the Southeast Florida Climate Change Compact has led regional planning efforts related to climate change and sea level rise.

<u>Southeast Florida Climate Change Compact</u>

The Southeast Florida Regional Climate Change Compact (the Compact) is a partnership between Broward, Miami-Dade, Monroe, and Palm Beach Counties, to work collaboratively to reduce regional greenhouse gas emissions, implement adaptation strategies, and build climate resilience across the Southeast Florida region.

The Compact emerged in late 2009 through the leadership of local government officials in Southeast Florida, who came together to discuss the climate change threats facing over six million residents in the region. Recognizing the shared challenge, but also significant opportunity to position Southeast Florida as an early leader, their call to action solidified a coordinated, regional response in the form of the Compact, which aims to ensure that the region continues to thrive in the face of shared climate change challenges.

For over a decade, the Compact counties have successfully collaborated on mitigation and adaptation strategies, built bipartisan support for climate action, and forged partnerships with key stakeholders, including federal, state, and municipal governments and agencies; economic development entities; community-based organizations; and the academic community, enabling the development of a regional voice and vision for future prosperity in Southeast Florida.

The Compact's efforts have three overarching objectives:

1. Share regional tools and knowledge. The Compact serves to create regional tools and standards, and transfer knowledge to build the local government capacity needed to implement regional climate solutions and avoid duplicative efforts.
2. Increase public support and political will. Through a unified voice, the Compact provides the nonpartisan credibility, legitimacy, and continuity necessary for meaningful government action to address projected climate impacts.
3. Coordinate action. The Compact catalyzes and supports the region's coordinated actions to accelerate the pace and impact of efforts that will increase the region's climate resilience.

The Compact reviews the science related to sea level rise projections and produces a "unified" projection for regional application every 5 years. The latest update was in 2019, with an updated scheduled to launch in 2024. This Unified Sea Level Rise projection for Southeast Florida updated in 2019 projects the anticipated range of sea level rise for the region from 2000 to 2120 (Figure 11-2). The projection highlights three planning horizons:

1) Short term: by 2040, sea level is projected to rise 10 to 17 inches above 2000 mean sea level.
2) Medium term: by 2070, sea level is projected to rise 21 to 54 inches above 2000 mean sea level.
3) Long term: by 2120, sea level is projected to rise 40 to 136 inches above 2000 mean sea level.

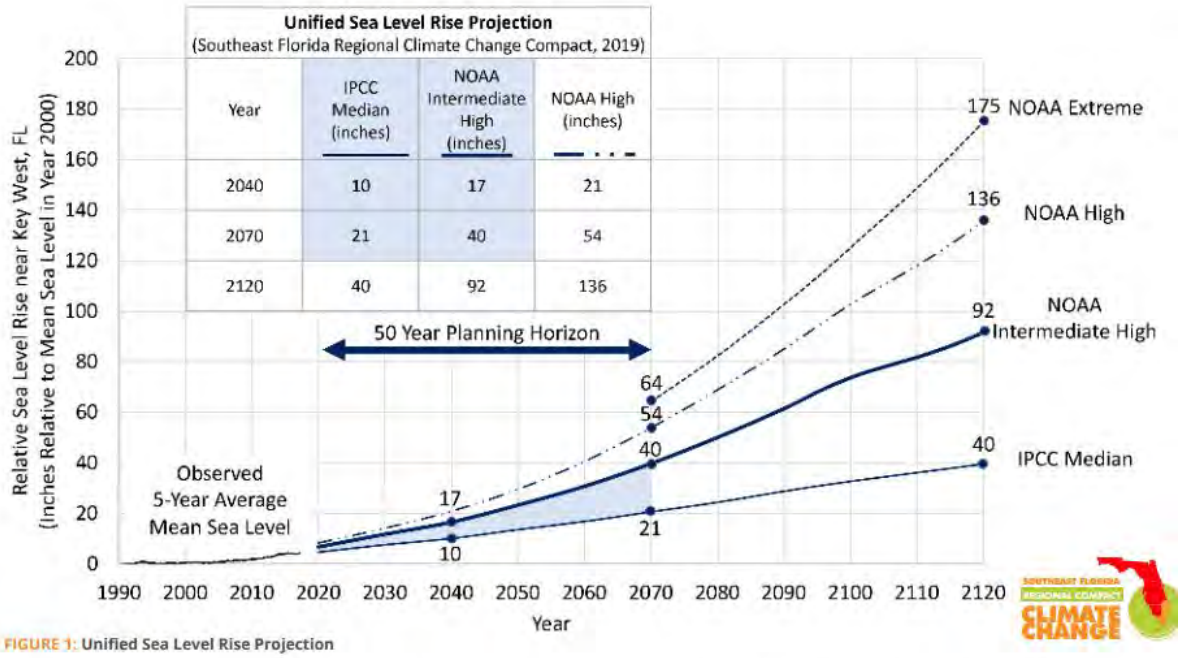


FIGURE 1: Unified Sea Level Rise Projection

These projections start from zero in year 2000 and are referenced to mean sea level at the Key West tide gauge. Based on the 5-year average of mean sea level, approximately 3.9 inches of sea level rise has occurred from 2000 to 2017 (see historic sea level section of guidance document). The projection includes global curves adapted for regional application: the median of the IPCC AR5 RCP 8.5 scenario (Growing Emissions Scenario) as the lowest boundary (solid thin curve), the NOAA Intermediate High curve as the upper boundary for short-term use until 2070 (solid thick line), the NOAA High curve as the upper boundary for medium and long-term use (dash dot curve). The shaded zone between the IPCC AR5 RCP 8.5 median curve and the NOAA Intermediate High is recommended to be generally applied to most projects within a short-term planning horizon. Beyond 2070, the adaptability, interdependencies, and costs of the infrastructure should be weighed to select a projection value between the IPCC Median and the NOAA High curves. The NOAA Extreme curve (dash curve) brackets the published upper range of possible sea level rise under an accelerated ice melt scenario. Emissions reductions could reduce the rate of sea level rise significantly.

Figure 1. Unified Sea Level Rise Projection for Southeast Florida, 2019. South Florida Regional Climate Change Compact. Source: Southeast Florida Regional Climate Change Compact, 2019.

The Climate Action Pledge was first developed in 2012 after the release of the first RCAP document, in recognition of the significant climate leadership demonstrated by local and tribal governments and the central role that municipal and tribal government partners play in advancing toward a more resilient region. More than a third of local and tribal governments joined the four counties in adopting the 2012 Pledge.

A decade later, the Compact has updated the Climate Action Pledge to align with the RCAP 3.0 update and to reaffirm our shared commitment to a regionally collaborative approach to achieving climate adaptation and mitigation objectives. The shaded blue area on the preceding graphic is the recommended "range" for planning sea level rise impacts for local governments.

Additionally, in November 2023, the City Commission endorsed the South Florida Climate Action Pledge

Peril of Flood Legislation, 2015

In 2015, the Florida Legislature enacted Senate Bill 1094 (S.B. 1094), which is addressed within this section of the Comprehensive Plan. The bill amended Section 163.3178(2)(f) that had stipulated local governments, required to have a coastal management element in their comprehensive plan, include a redevelopment component to "eliminate inappropriate and unsafe development in coastal areas". The statute now includes addressing issues related to future flood risk including the following:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Sea Level Rise Impact Projections for Publicly-Financed Construction

Section 161.551, F.S. (effective as of July 1, 2020), requires a local government that commissions or manages a construction project within the coastal building zone using state funds to conduct a sea-level impact projection (SLIP) study prior to commencing construction. Pursuant to that law, DEP developed a rule-based standard by which a state-financed constructor must conduct a SLIP study. The standards include requirements for how the studies are conducted and information they must contain. The Notice of Development of Rulemaking was published on November 4, 2020, and DEP adopted the subject rule, which became legally effective July 1, 2021 and applies only to projects not yet commenced as of the date the rule is finalized.

The SLIP study must be conducted, submitted to DEP, and published on DEP's website before construction can commence. DEP will also enforce the new SLIP study rule. Section 161.551, F.S., authorizes DEP to bring a civil action to seek injunctive relief to cease construction, enforce the section or rules adopted pursuant thereto, or seek recovery of state funds expended on a coastal structure, if construction commences without complying with the section. The law further states that the subject section may not be construed to create a cause of action for damages or otherwise authorize the imposition of penalties by a GE for failure to implement what is contained in the SLIP study.

Resilient Florida, Section 380.093, F.S., 2021

Section 380.093, Florida Statutes creates the new "Resilient Florida" program areas among other obligations and initiatives related to resiliency and flooding. Each will be discussed in this section.

Intent and Definitions. The intent section states, "…the state is particularly vulnerable to adverse impacts from flooding resulting from increases in frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea level rise." The intent section goes on to state, "Such adverse impacts pose economic, social, environmental, and public health and safety challenges to the state. To address these challenges most effectively, funding should be allocated in a manner that prioritizes addressing the most significant risks." Another key aspect of the intent section is the recognition, "…that the adverse impacts of flooding and sea level rise affect coastal and inland communities across the state. Consequently, a coordinated approach is necessary to maximize the benefit of efforts to address such impacts and to improve the state's resilience to flooding and sea level rise."

In terms of definitions, there is only one key definition in (2), critical assets, but it is important nonetheless because it frames parameters for both planning and project funding and it is comprehensive and inclusive:

"Critical assets".

1. Transportation assets and evacuation routes, including airports, bridges, bus terminals, ports, major roadways, marinas, rail facilities, and railroad bridges.
2. Critical infrastructure, including wastewater treatment facilities and lift stations, stormwater treatment facilities and pump stations, drinking water facilities, water utility conveyance systems, electric production and supply facilities, solid and hazardous waste facilities, military installations, communications facilities, and disaster debris management sites.
3. Critical community and emergency facilities, including schools, colleges, universities, community centers, correctional facilities, disaster recovery centers, emergency medical service facilities, emergency operation centers, fire stations, health care facilities, hospitals, law enforcement facilities, local government facilities, logistical staging areas, affordable public housing, risk shelter inventory, and state government facilities.
4. Natural, cultural, and historical resources, including conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets.

Resilient Florida Grant Program. In Subsection (3), the Resilient Florida Grant Program (RFGP) is established as a new program within DEP. It can be thought of as updating and expanding the previous Florida Resilient Coastlines Program's Resilience Planning and Implementation Grants (RPG and RIG). Counties and municipalities specifically under Subsection (3) may pursue funds for the following initiatives:

1. The costs of community resilience planning and necessary data collection for such planning, including comprehensive plan amendments and necessary corresponding analyses that address the requirements of s. 163.3178(2)(f).
2. Vulnerability assessments that identify or address risks of inland or coastal flooding and sea level rise.
3. The development of projects, plans, and policies that allow communities to prepare for threats from flooding and sea level rise.
4. Preconstruction activities for projects to be submitted for inclusion in the Statewide Flooding and Sea Level Rise Resilience Plan that are in a municipality that has a population of 10,000 or fewer or a county that has a population of 50,000 or fewer, according to the most recent April 1 population estimates posted on the Office of Economic and Demographic Research's website. Very important to note in Subsection (3), is the fact that there are now standards associated with the development of vulnerability assessments. This is important because while the state had already been funding the development of local government vulnerability assessments under the RPGs, the results of them varied significantly in terms of scope for modeling, approaches, data collection and the information that resulted from the planning effort. There may be some flexibility from DEP with how some of the vulnerability assessment requirements are met subject to their approval and with supporting documentation, but the required components for vulnerability assessments include the entire geographic area and all critical assets using the most recent publicly available elevation data. A smaller geographic area can include only a portion of the assets with approval from DEP.

A vulnerability assessment must be submitted to DEP (with a compliance certification with the requirements of the law) including:

- The assessment must analyze vulnerability of and risks to critical assets owned by the local government.
- All mapping data (geospatial and geographic information systems).
- Metadata to support the process according to DEP standards.
- List (inventory) of critical assets impacted.
- Peril of flood amendments for the comprehensive plan (Section 163.3178, Florida Statutes) if not yet completed by the local government.
- Tidal flooding, including future high tide flooding using certain thresholds (outlined herein) and the number of tidal flood days for each scenario and planning year horizon.
- Storm surge using National Oceanic and Atmospheric Administration (NOAA) or Federal Emergency Management Agency (FEMA) storm surge data which must equal or exceed the current 100-year flood event.
- To the extent practicable, rainfall induced flooding including future conditions for sea level rise and high tides as well as compound flooding of tidal, storm surge and rainfall-induced flooding.

The analysis must also include the following parameters:

- Use of North American Vertical Datum of 1988.

- At least two sea level rise scenarios (NOAA Intermediate Low and High)[1]
- At least two planning horizons for 2040 and 2070
- Use of the two closest tide gauges to interpolate local sea level data; but one gauge may be used if it has a higher mean sea level and alternate tide gauges can be used as long as the rationale is submitted to DEP.

Amendments to Section 380.093 from HB 7053. In May of 2022, Governor DeSantis signed HB 7053 – Statewide Flooding and Sea Level Rise Resilience into law. The bill serves to advance Florida's response to impending sea level rise throughout the state. HB 7053 created the Statewide Office of Resilience and the Chief Resilience Officer position, revised guidelines for funding opportunities, and established new requirements for the Florida Department of Transportation (FDOT). FDOT must create a resilience action plan for the State Highway System and submit their plans by June 2023. Within the action plan, the department is expected to make recommendations to enhance existing infrastructure and facilities as well as construct new ones. These recommendations must be based on both current conditions and forecasted events.

The reason that the Resilient Florida program is important to the City is twofold:

1. This program is a source of funding for road elevation and overall flooding adaptation projects.
2. The requirements must be met that projects must be identified in vulnerability assessments by 2024 for funding.[2]

Chapter 62S-8, F.A.C. Effective August 22, 2022, DEP adopted a rule that establishes project scoring criteria that, pursuant to Section 380.093, F.S., shall be used in the Department's evaluation and ranking of implementation project grant proposals submitted for inclusion in the Statewide Flooding and Sea Level Rise Resilience Plan. In order to rank the County's projects as high as possible for this grant program, the County should consult this rule in terms of cost match requirements (matched projects rank higher), incorporation of nature-based features where possible, the existing and projected flooding in the area where the project will be located and the amount of critical assets located in proximity to the project.

<u>National Flood Insurance Program (NFIP)</u>

The U.S. Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages.

[1] It should be noted the NOAA Intermediate High 2017 sea level rise scenario aligns with the upper end of the planning range recommended by the Southeast Florida Regional Climate Change Compact's 2019 projection.

[2] Section 380.093(5)(d)1.: For the plans submitted by December 1, 2021; December 1, 2022; and December 1, 2023, such entities may submit projects identified in existing vulnerability assessments that do not comply with subsection (3). The interpretation of this section is that there is a "grace period" where capital projects can be submitted without a "compliant" vulnerability assessment through December 1, 2023. After that time, in the 2024 grant cycle, capital projects must be identified in a compliant vulnerability assessment.

Participation in the NFIP is based on an agreement between communities and the Federal government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal government will make flood insurance available within the community as a financial protection against flood losses.

The City of Dania Beach participates in the National Flood Insurance Program (NFIP). In return for NFIP making flood insurance available to property owners, the City is required to adopt ordinances to manage development within 100-year floodplains to prevent increased flooding and minimize future flood damage. Flood Insurance Rate Maps (FIRMs), published by the Federal Emergency Management Agency (FEMA), are used as the basis for delineating the 100-year floodplain and identifying regulated land. To this end, the Town adopted two ordinances in 2017 related to FEMA's updated flood insurance maps and flood hazard prevention, which are discussed in detail later in this document.

Community Rating System (CRS)

The NFIP's CRS was implemented in 1990 as a program for recognizing and encouraging community floodplain management activities that exceed the minimum NFIP standards. Palm Beach County joined the National Flood Insurance Program's (NFIP) Community Rating System (CRS) in 1991. The CRS is the County's primary floodplain management program. It is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed minimum NFIP requirements.
Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS:

1. Reduce flood losses;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

There are ten CRS classes: Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. The CRS recognizes 18 creditable activities, organized under four categories numbered 300 through 600: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness. Through various flood plain management activities and coordination with FEMA, the City of Dania Beach has been verified as CRS Class 6 and will continue to participate in activities to comply with NFIP requirements.

The City's Actions on Climate Change

A Vulnerability Assessment for the City of Dania Beach is currently underway being led by the South Florida Regional Planning Council on the City's behalf. It is expected to be completed in 2024. Additionally, the City is currently creating / update a Stormwater Master Plan and incorporating new modeling scenarios that include future flood risk. In April of 2023, the City adopted Resolution 2023-039 which essentially utilizes Broward County's approach to consider sea level rise in stormwater permitting decision so that projects can account for future groundwater conditions. The City modified its Code to account future groundwater conditions in its pre- versus post-project design for stormwater. The City committed to revisit this standard

upon completion of the Vulnerability Assessment and Stormwater Master Plan. The City was the first within Broward County to adopt this concept into its Code mirroring the County's accounting for future flooding within areas the most at risk from sea level rise by 2070, known as "Priority Planning Areas" under a 3.3' sea level rise scenario (or 3.86' NAVD88).[3]

As of the compilation of this Data and Analysis, the City had completed initial sea level rise maps for NOAA Intermediate Low and High 2040 and 2070. It is expected that all Vulnerability Assessment maps (consistent with Section 380.093(3), F.S. requirements) will be available by mid-2024. It is anticipated that the results of the Vulnerability Assessment in 2024 will be able to support additional policy making by the City on adaptation priorities.

FINAL REMARKS

The City is highly committed to providing an accessible beach area with amenities for the community and lower densities within the direct coastal zone to avoid flood risk impacts. The City will be faced with increased challenges in managing infrastructure as tidal flooding and sea level rise increase in the region, but by conducting its own Vulnerability Assessment, and in partnership with Broward County, there will be extensive data upon which to base priority decisions related to infrastructure design and adaptation projects. Acknowledging these challenges, the City is engaged in numerous initiatives and proactive steps to develop and review these data collection and planning efforts, while develop occurs incorporating more resiliency factors. The City is focused on the following efforts:

1. A Citywide Stormwater Master Plan
2. Development of a Vulnerability Assessment funded by Section 380.093(3), F.S.
3. Coordination with Broward County on their County-wide Risk Assessment and Resilience Plan

The City has already taken steps by adopting an interim design standard for stormwater management requiring the use of County data to assist in calculating a pre- versus post- project condition that incorporated future groundwater levels to design systems with those future conditions in mind. This standard will be revisited as the Master Plan and Vulnerability Assessment are completed. This data may provide a basis to update adopted levels of service (and design standards, landscaping requirements, etc.) for stormwater and other infrastructure throughout the City in a manner that provides protection from future flood risk and ensuring projects are designed with these resiliency features included. The City has made great efforts in recent years to become a more resilient community. New Comprehensive Plan Goals, Objectives and Policies in the Coastal Management Element reflect that commitment.

[3] Broward County Priority Planning Areas, Adopted 2/23/2021.
https://www.broward.org/PlanningCouncil/Documents/PriorityPlanningAreas.pdf

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT

CONSERVATION ELEMENT

DATA & ANALYSIS
CHAPTER 6: CONSERVATION ELEMENT

INTRODUCTION

This chapter presents data for the preparation of the Policy Document (Goals, Objectives, and Policies) of the Conservation Element for the City of Dania Beach Comprehensive Plan pursuant to Section 163.3177, Florida Statutes. This Element of the Plan has been updated based upon:

1. Analysis of existing commercial, recreational, and conservation uses of the City's natural resources; potential for their conservation, use, or protection; and, known pollution problems;
2. Analysis of global trends and challenges;
3. Analysis of endangered and threatened species.

Location/Physiography

The City of Dania Beach is situated in southeastern Broward County; based upon population, it is the second largest county within the State of Florida. The County consists of approximately 1,200 square miles; however, only the eastern third (414 square miles) is considered within the planning or development area. Of the 414 square miles, the City of Dania Beach comprises approximately seven square miles. The eastern part of the county where Dania Beach is situated is made up of low, sandy ridges, which are commonly referred to as flat woods. The vegetation, where remaining, is mostly Pine, Palmetto, and native grasses. These flat wood areas were made up of deep, poorly drained, nearly level, sandy soils. Many of these soils were originally used for truck crops, but most of those areas have been developed into urban uses. Agriculture is virtually non-existent within the City. Some eastern portions of Dania Beach contain mangrove vegetation.

Soils and Soil Erosion

At the present time, the City of Dania Beach is not experiencing any soil erosion problems. However, an office of the United States Soil Conservation Service is located in the Town of Davie, which is approximately five miles from City Hall. Whenever soil erosion problems occur or a situation arises which may indicate that soil erosion could potentially occur, the Soil Conservation Service office is contacted to provide proper planning to minimize any negative impact. Also, the City in its review of Building Permits, particularly for new lake excavations, ensures that all sites are properly sloped and vegetated as soon as possible after construction. This applies to the slopes of all lakes, in both residential and non-residential developments.

Air and Other Physical Conditions

The City of Dania Beach has very good air quality. There are minor industrial uses located within the City, however these uses have minimal impact on the air quality. In addition to pollution from industrial uses, ozone emission from automobiles is another major source of air pollution.

Southeastern Florida's prevailing breezes influence the air quality Dania Beach. The City's vegetation also naturally purifies the air.

The City should continue to maintain its good air quality through the monitoring of industrial and commercial uses, as well as encouraging the planting of rich vegetation on both public and private properties.

Water Resources

Surface Water

The Dania Beach area is generally drained by the Dania Cut-Off (C-11) Canal which divides the north and south sections of the City. This canal also serves the western parts of Broward County. The C-10 Canal provides the major drainage conveyance in the southern and western portions of the City. The C-10 ultimately discharges into the Dania Cut-Off Canal, which then discharges into the Intracoastal Waterway. The Intracoastal Waterway ultimately discharges into the Atlantic Ocean through the Port Everglades inlet. Existing drainage in the City is currently adequate. Development and redevelopment must meet drainage improvement requirements in accordance with the standards of the South Florida Water Management District, Broward County Water Resources Management Division, as well as the City's requirements. The New River Sound and estuarine system is located in the eastern portion of the City as noted on the Estuarine Map. Because of its proximity to the Port Everglades Inlet (approximately two miles to the North), this system receives a high level of flushing activity which enhances the quality of water within the estuary. All water bodies are designated as Class III water bodies by the Florida Department of Environmental Regulation.

Dania Beach lies within the jurisdiction of the South Florida Water Management District as does most of Southern Florida. The District is responsible for water conservation, flood control, and drainage requirements for all development within its jurisdiction. The Broward County Water Resources Management Division reviews plats as they are processed through Broward County to ensure that all drainage complies with the County's guidelines and requirements, and those of other monitoring and regulatory agencies. This ensures that there will be adequate drainage to prevent overburdening the County's master drainage system for protecting public and private property during wet periods.

Water Quality

The City of Dania Beach provides water to over 30,000 residents and visitors each year. The quality of Dania Beach's drinking water has earned the City numerous honors:

- Florida Institute of Consulting Engineers (FICE) Engineering Excellence 2012 Grand Award.
- FICE's Engineering Excellence Awards (EEA) for innovative projects and studies.
- Florida Design-Build Honor Award in the Water/Wastewater Category presented to projects that demonstrate successful application of design-build best practices as defined by the DBIA Design-Build Manual of Practice.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or underground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and picks up substances resulting from the presence of animals or from human activity.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations which limit certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must meet the same requirements as tap water for the protection of public health. The Environmental Protection Agency (EPA) requires monitoring of over 80 drinking water contaminants. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. Only the 80-plus contaminants monitored by the EPA are listed in the Water Quality Reports of drinking water. The presence of contaminants does not necessarily indicate that the water poses a health risk.

The Biscayne Aquifer is the main source of water for the City of Dania Beach. The City has two wells which draw water from the Biscayne Aquifer from 60 feet below the surface. The Biscayne Aquifer water is very hard and has some color, so the City softens it in its water treatment plant before distributing it to your home. The City is in the process of looking for a new well site and will be installing back-up power in the event of outages or storms. The City also treats water from Broward County's regional well field. This is also Biscayne Aquifer water and also requires softening and color reduction.

The City's Public Services Department maintains a testing program that exceeds State and Federal regulations. The City tests for pesticides, heavy metals, bacteria, volatile organic compounds, etc. Testing is conducted at various locations within our system.

The safety of bottled water and tap water initially depends on the source of the water. Monitoring and source protection, treatment and testing ultimately determine the quality of the finished product. The 1996 Authorization of the Safe Drinking Water Act was the first to require that bottled water be monitored and tested in the same rigorous manner that tap water had been subject to for years. The City's tap water consistently meets drinking water standards. Neither bottled water nor a home water treatment device is necessary to have safe water to drink. Fifty per cent of bottled water manufacturers take their water from the same sources as municipal water departments. Bottled water costs about 1,000 times more than tap water and most of that goes toward product packaging and advertising. Bottled water is not required to be date stamped, and its quality can deteriorate over time. Any bacteria in the water at the time of bottling can continue to grow.

Ground Water Resources

The sub-surface strata below the City can be grouped into three general categories: the Biscayne Aquifer, the Floridian Aquiclude, and the Floridian Aquifer. The Biscayne Aquifer is closest to the surface and is composed primarily of Pahnico Sands, Miami Oolite, Anastasia Formation, and Fort Thompson Formation. The Floridian Aquiclude primarily consists of impermeable strata between the Biscayne Aquifer and the Floridian Aquifer which prohibits the intermingling of water.

The upper zone of the Floridian Aquifer extends from about 900 ft. to 1,900 ft. below sea level and consists of a series of limestone strata including Tampa (Miocene), Suwanne (Oligocene), Ocala (Eocene), Avon Park and Lake City Limestones. The lower zone of the Floridian Aquifer extends 1,900 ft. to what is known as the "Boulder Zone." The Biscayne Aquifer is one of the most productive water producing aquifers in the world. It has been designated the only reliable source of drinking water for all of Broward County, and since 1979 it has been designated as its sole source of drinking water by the U.S. Environmental Protection Agency.

Despite its high productivity and continuous ability to supply water for drinking, growth in the water use has placed the aquifer under stress in recent years. The aquifers are highly permeable, and recharging depends on local rainfall and water released from Lake Okeechobee through a network of canals. When water demands are increased so is the threat from saltwater intrusion from the Atlantic Ocean.

The City has been impacted by saltwater intrusion and the City's wells have decreased from 3 MGD to 1.1. MGD. To compensate for this decrease, the City is getting water from Broward County and looking at more innovative options for increasing its water supply (see Infrastructure element, Potable Water Element – Section F).

Broward County has embarked upon a program to develop future wellfield sites to ensure an adequate supply of quality drinking water for the current and future residents of Broward County. A study has been completed and the resulting plan is now in the implementation phase. The County Commission has authorized development of well sites throughout the County. In addition, the modeling of the Brian Piccolo wellfield to secure more water, and the saltwater intrusion model being developed by the County are ongoing.

Floodplains

The National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) has identified the following flood zones within the City of Dania Beach:

Table 4-1. Federal Emergency Management Agency

Table 4-1. Federal Emergency Management Agency Flood Zones	
Zone	**Description**
AE	An area inundated by 100-year flooding
AH	An area inundated by 100-year flooding; depths range from 1-3 feet.
VE	An area inundated by 100-year flooding with velocity hazard.
X	An area that is determined to be outside the 100- and 500-year flooding.

Wetland areas and buffer areas adjacent to open spaces help minimize flood damage, since floodwaters in a natural floodplain are permitted to spread over a large area, and open spaces provide flood water storage. These natural areas also filter nutrients and impurities from

stormwater runoff and promote infiltration and aquifer recharge. By preserving natural areas, fish and wildlife habitats are protected to provide breeding and feeding grounds.

The City is an active participant in the National Flood Insurance Program (NFIP), which is a federal program enabling property owner(s) to purchase flood insurance. Under the terms of the NFIP, the City agrees to adopt and enforce floodplain management regulations that meet minimum federal requirements, and in return, the federal government makes flood insurance available to the citizens of Dania Beach. Essentially, all development is required to comply with existing Federal and State laws related to flood prone areas. A full description of floodplain development and the City's involvement with flood protection programs is provided in the Coastal Management Element.

Flood insurance rates, which are calculated by the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program, are determined in part by the work that each community does to reduce the effects of flooding in the community. Each participating community is given points for the totality of its efforts, and those points determine a classification in the Community Rating System (CRS). In 2018, the City of Dania Beach had a Class 9 rating, saving its residents and businesses 5% annually on typical flood insurance policies. The City's goal was to achieve a Class 7 rating, which would have resulted in a 15% savings. Surpassing its goal, the City achieved a Class 6 rating, increasing savings to 20% for properties within the city's special flood hazard areas.

Flooding, as related to the Coastal High Hazard Area (CHHA) and Sea Level Rise (SLR), will be discussed in further detail in the Trends and Challenges section of this document. An additional discussion of these issues is provided in both the Coastal Management and Future Land Use Elements.

Estuaries

The New River Sound and estuarine system is located in the most easterly portion of the City of Dania Beach as illustrated on the Wellfield Zones and Estuaries Map of the Map Series. Because of its proximity to the Port Everglades Inlet (approximately two miles to the North), this system receives a high level of flushing activity which enhances the quality of water within the estuary.

Wetlands

The remaining wetlands within the City of Dania Beach consist of mangrove communities on the eastern fringes of the City. While many of these mangrove areas are highly stressed, they are still protected through the permitting process of the Florida Department of Environmental Protection and the United States Army Corps of Engineers. In addition, the Broward County Department of Planning and Environmental Protection issues dredge and fill permits for wetland all communities within Broward County.

In 1989, the Dania Saltmarsh was acquired by the public. The Saltmarsh includes the majority of the vacant land east of Southeast Fifth Avenue between Sheridan Street and Dania Beach

Boulevard. This area of approximately 130 acres was previously designated for residential use at a maximum density of one (1) unit per acre.

Lakes and Mines

All of the lakes in the City are manmade and were developed to provide fill for development or for recovering commercially valuable minerals. Adequate areas have been reserved and secured to ensure the provision of sand and rock material for the future growth and development in the City.

Natural Resources

Wildlife and Vegetation

A variety of mammals, reptiles, birds, aquatic species, and other animals live in and around Dania Beach. These species are generally attracted to specific vegetational and aquatic communities. The Atlantic Ocean and its associated beaches, dunes, and nearshore reef outcrops support a variety of animal life and marine species.

Most native wildlife in Dania Beach is centered around remaining natural areas. Over time, a variety of species have adapted to the urban environment.

Offshore areas are subject to variability. Due to naturally high sedimentation rates and low rock relief, nearshore areas tend to have a very limited diversity or density of species. Other areas support relatively rich populations of plant and animal life. As a rule, diversity and abundance of species increase with greater water depth and distance from the shore. Site specific studies should be conducted to determine the ecological value of any given offshore environment.

West Lake and West Lake Park lie directly east of the City. This area supports a rich variety of wildlife, including manatees, shorebirds, gulls, terns, and hawks. These wetland areas serve as roosting areas for these species, as well as providing food and shelter for a variety of small mammals.

Sea Turtles

The Broward County Ocean shoreline is a medium density nesting area for sea turtles, containing approximately 2,000 nests annually according to the Florida Fish and Wildlife Conservation Commission. The state of Florida accounts for 90% of the nation's sea turtle nesting places. Locally, Broward County beaches serve as a consistent nesting habitat for three sea turtle species: the loggerhead sea turtle, green sea turtle, and leatherback sea turtle.

These three species are listed as endangered or threatened globally on the International Union for Conservation of Nature (IUCN) Red List and are protected by the U.S. Endangered Species Act, as well as by Florida Statues.

The sea turtle nesting season in Broward County lasts from the first of March through the end of October. Nova Southeastern University has been contracted by Broward County to implement and manage the Broward County Sea Turtle Conservation Program, which monitors sea turtle nesting activity on over 24 miles of Broward County Beaches. Beach Rangers monitor commercial properties for compliance with sea turtle lighting requirements.

Manatees

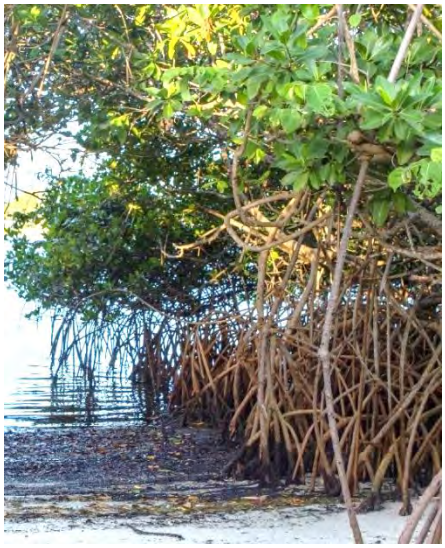
Manatees inhabit shallow coastal waters, bays, lagoons, estuaries, rivers, and lakes. They are commonly found in shallow coastal waters and in seagrass beds. Locally, Manatees are generally found in the New River Sound estuary and, to a limited extent, along the Dania Cut-off Canal.

Manatees have no natural predators. The principal threat to manatees is encounters with boats or other marine navigational activities. Boat and barge collisions have historically been one of the major causes of manatee injury and death. Manatees are protected under the Endangered Species Act and the Marine Mammal Protection Act, however, because of impacts by navigational uses, a general decrease in the population is expected. Florida Marine Patrol is charged with posting navigational aids to help prevent accidents with manatees.

Mangroves

Mangroves serve very important functions in the ecology of West Lake and surrounding waterways. Mangroves play a major ecological role as nursery grounds and physical habitat for a wide variety of vertebrates and invertebrates. They recycle nutrients and the nutrient mass balance of estuarine ecosystems. Mangrove leaves, wood, roots, and detrital material provide essential food chain resources and habitat for wildlife, including mammals, birds, reptiles, amphibians, and arthropods.
Moreover, mangroves have a special ecological function for endangered species, threatened species, and species of special concern. They serve as storm buffers. Their roots stabilize

shorelines and fine substrates, reducing potential turbidity and enhancing water clarity. One of the greatest values of mangroves swamps in Florida is their aesthetic appeal.



Species commonly appearing in South Florida are the Red Mangrove (Rhizophora Mangle), Black Mangrove (Avicennia Germinans), and the White Mangrove (Laguncularia racemosa). These species typically bloom in the spring and summer.

Due to their ecological importance, regulations to protect mangroves are enforced by several agencies including the Florida Department of Environmental Protection and the City's Land Development Regulations.

Table 4-2. Vegetation Associations

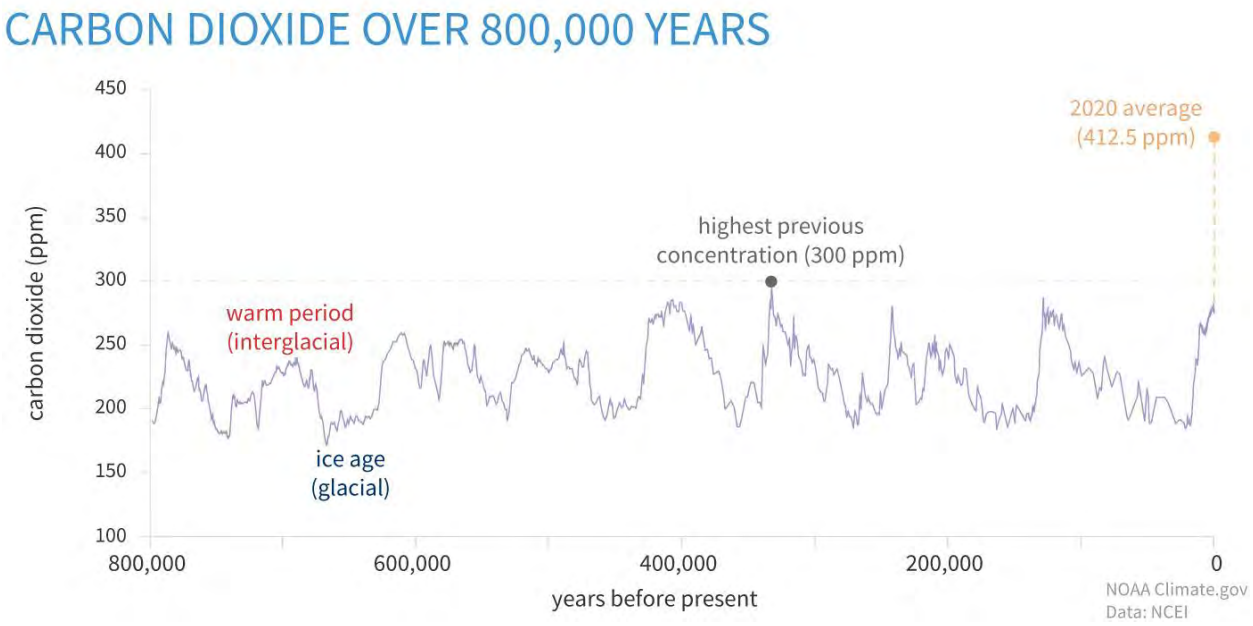
Common Name	Scientific Name
Australian Pine	Casurina equisetifolia
Laurel Oak	Quercus laurifolia
Brazilian Pepper	Schinus terebinthifolius
Sabal Palm	Sabal palmetto
Guava	Psidium guajava
Willow	Salix caroliniana
Trema	Trema micrantha
Elderberry	Sambucus simpsonii
Wild Coffee	Psychotria nervosa
Groundsel Tree	Baccaris glomerulifera
Mangrove	
Pepper Vine	Ampelopsis arborea
Wild Grape	Vitus rotundifolia
Corky-stemmed Passion Vine	Pissiforia suberosa
Possum-Grape	Cissus Sicyoides
Spanish Needle	Bidens alba
Wild Poinsettia	Poinettia cyathophora
Spurge	Chamesyce hyssopifolia
Bacopa	Bacopa rotundifolia
Primrose Willow	Ludwigia sp.
Knot Weed	Polygonum sp.
Boston Fern	Nephrolepis exaltata
Marsh Fern	Thelypteris palustris
Royal Fern	Osrmunda regalis
Whisk Fern	Psilotum nudum

Table 4-3. Wildlife

Common Name	Scientific Name	Residency [P = Permanent, S = Seasonal]
Birds		
Agelaius phoeniceus	Red Wing Blackbird	P
Bubulcus ibis	Cattle Egret	P
Cardinalis	Cardinal	P
Chardrius vociferus	Killdeer	S
Chordeiles minor	Common Nighthawk	S
Columba livia	Rock Dove	P
Columbina passerina	Ground Dove	P
Cyanocitta cristata	Blue Jay	P
Dendrocica coronata	Yellow-rumped Warbler	S
Dendroica palmarum	Palm Warbler	S
Dendroica striata	Black Poll Warbler	S
Dolichonyx oryzivorus	Bobolink	S
Falco sparverius	American Kestrel	S
Geothlypis trichas	Yellowthroat	P
Ferundo rustica	Barnswallow	P
Lams delawarensis	Ring Billed Gull	S
Melanerpes carolinus	Red-Bellied Woodpecker	P
Mimus polyglottos	Mockingbird	P
Progne subis	Purple Martin	S
Quiscalus major	Boat-Tailed Grackle	P
Quiscalus quiscula	Common Grackle	P
Turdus migatorius	American Robin	S
Tyto alba	Barn Owl	S
Zenaida rnarcroura	Mourning Dove	P
Mammals		
Didelphis marsupilais	Opposum	P
Mus musculus	House Mouse	P
Trichechus manatus	West Indian Manatee	S
Reptiles		
Anolis carolinensis	Carolina Anole	P
Anolis sagrei	Key West Anole	P
Diadophis punctatus	Southern Ringneck Snake	
Eumeces fasciatus	Five-Line Skunk	
Sphaerodactylus notatus	Reef Gecko	
Amphibians		
Bufo marinas	Giant Toad	P
Eleutherodactylus ricordi	Greenouse Frog	

Greenhouse Gas Emissions

The United States Environmental Protection Agency (EPA) explains that greenhouse gases trap heat and make the planet warmer. Not only do these gases create increased planetary temperatures, but they also contribute to the deterioration of air quality. Although the City of Dania Beach has good quality air, a reduction of greenhouse gas emissions would further improve the air quality while contributing to broader climate change efforts.



Beach and Dune Conditions

The beachfront in Dania Beach is approximately ½ mile long and consists of public beaches with dunes and a 964-foot fishing pier. This area of the Atlantic Ocean is home to many species of vegetation such as mangroves, seagrasses, and many species of fish typically inhabit Florida's coral reefs. Because the dunes along the coastline significantly reduce beach erosion, the City encourages the protection of the existing dunes.

The City of Dania Beach is currently participating in a Beach Renourishment project to maintain the health of the City's beachfront. In February 2021, the United States Army Corps of Engineers awarded the Segment III Beach Renourishment construction contract to Continental Heavy Civil Corporation. The scope of this project includes the area from the Dania Beach Pier to Hollywood Beach, Lee Street. The Dania Beach portion of this project has been completed. Where the project is still ongoing, construction was paused until November 1, 2023, for the Sea Turtle nesting season. The project will place roughly 887,000 cubic yards of sand along the shoreline with protective dunes installed where feasible. This beach renourishment project is in response to recovery from Hurricane Irma, which significantly impacted the Eastern Coast of Broward County.

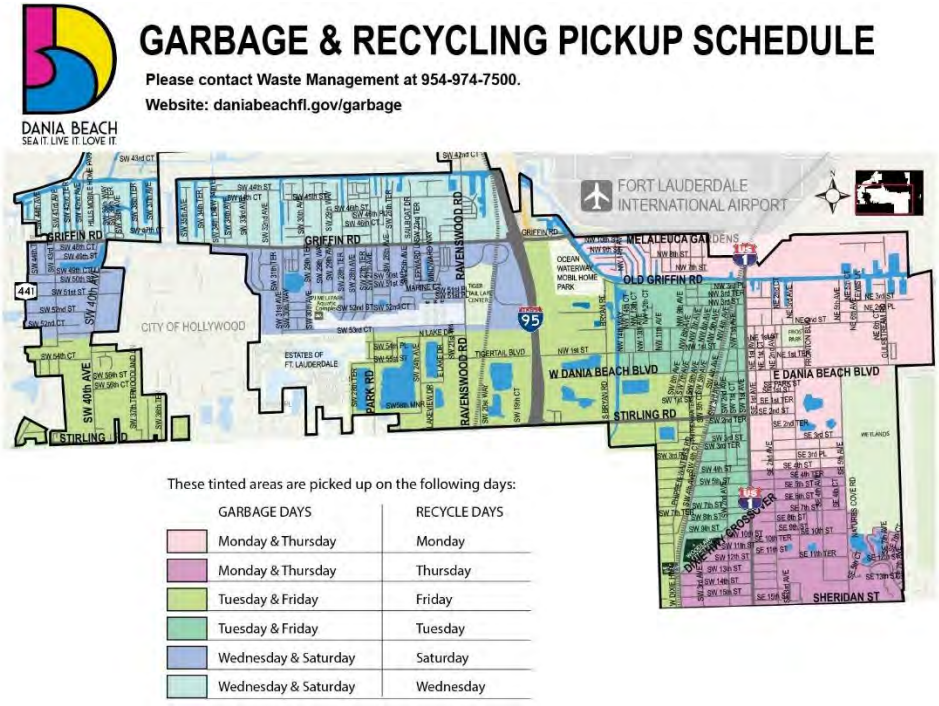
Because beach restoration projects can be expensive, it is important that the City of Dania Beach and Broward County work together to control beach erosion in the area. Creating a solution for rapid beach erosion other than beach renourishment projects would help conserve all participants' financial resources. Nevertheless, Dania Beach shall continue to work with Broward County on Beach renourishment projects, as necessary.

Hazardous Materials & Waste Management

Hazardous materials are substances that, because of their chemical nature, pose a potential risk to life, health, and/or the environment if they are released (leaks, spills, accidents). The hazards associated with these substances can occur during their production, storage, transportation, use, or disposal. Examples of some common hazardous materials include motor oil, diesel fuel, gasoline, pool chlorine, paint thinner, anti-freeze, mercury thermometers, pesticides, and herbicides. Hazardous material releases may occur from a variety of incidents including vehicular accidents, leaking containers, improper secondary containment, improper fueling, equipment failure, illegal disposal, improper maintenance, and train derailments.

The City Code defines hazardous substances and requires that certain hazardous materials be inspected by the Fire Department.

In addition, the City stresses the importance of removing hazardous waste, garbage, and recycling properly. The City of Dania Beach Public Services Department oversees the garbage and recycling pickup services provided by Waste Management. Garbage is collected twice a week and recycling is collected once a week. Please refer to the garbage and recycling schedule map below to determine the days your garbage and recycling are collected.



Utilization of Natural Resources

The natural resources found in Dania Beach are used mostly for recreation and aesthetic enjoyment. While there are no commercial fishing industries operating in the City, the Dania Beach Pier is a significant fishing spot for local fishermen.

The City's natural resources are located along the coastline and South Fork New River, areas East of SE 5th Avenue, and miscellaneous other small pockets variously located throughout the City. The beach is used for swimming, walking, snorkeling, surfing, and fishing activities. The Dania Cut-off Canal provides a waterway for boats to access the Ocean through the Stranahan River. As a result of this access, multiple Marinas and Marine Service Centers have been developed along the Cut-off Canal.

In the past, much of the City's land was dedicated for agriculture use, however it is now mostly used for more urban purposes. Because of the flat topography and history of development in the City, there is little native flora within the community. Vegetation growing around homes and along roads improves air quality, reduces noise, and moderates the climate. Native species provide additional benefits, such as habitat for endangered wildlife, shoreline stabilization, and protection for coastal areas. Estuarine shoreline vegetation, such as mangroves and salt marsh, can also improve water quality.

The Dania Saltmarsh, consisting of 130 acres east of SE 5th Avenue, has been publicly owned since 1989. The City's conservation efforts are targeted in this area. The Saltmarsh consists of mangrove areas that are protected through the permitting process of the Florida Department of Environmental Protection (FDEP) and the Army Corps of Engineers (USACE). The Broward County Department of Planning and Environmental Protection also issues dredge and fill permits for wetland communities within Broward County, adding another layer of protection for mangrove areas within Dania Beach.

The elimination of pestilent exotics is of major environmental concern. Gradual removal would prevent shock to surrounding native vegetation. Dead vegetation decomposes, becoming part of the natural system. This is an excellent, inexpensive method for eliminating exotic vegetation in isolated areas, such as spoiled islands, where the cost and labor of removing exotic vegetation is prohibitive.

Herbicide should be applied by professionals under the advisement of a qualified biologist, and should not be applied during nesting season, as the birds are easily frightened by human disturbances.

Urban Forestry

Trees are a vital component of our community's infrastructure, and they provide many environmental and economic benefits. These benefits include cleaner air, soil and water conservation, climate moderation, energy conservation, human health and longevity, increased property values, traffic calming, enhanced biodiversity, and many more.

Urban forestry provides valuable benefits to the City, its residents, and businesses. Because the urban forest canopy consists of living organisms that grow, change, and respond to environmental factors, this valuable natural resource requires management to thrive. Therefore, urban forestry encourages the care and management of single trees and tree populations in an urban setting and seeks to embrace trees as vital parts of urban infrastructure.

The City recognizes the value of the benefits of urban forestry. In 2010, the City adopted a landscape technical manual which provides guidelines for removing trees, proper tree maintenance, and tree preservation. An Oak Hammock overlay was established in the Harger Hills neighborhood located north of Hollywood Hills. Urban forestry is further discussed in the Future Land Use Element of this document.

Sea Level Rise

Sea level rise has long been recognized by the South Florida Water Management District and by the U.S. Army Corps of Engineers as an increasing threat to low lying, porous South Florida. With the help of the nationally and internationally acclaimed Southeast Florida Regional Climate Compact, climate change and sea level rise are now receiving bi-partisan attention.

Rising sea levels due to the melting of the polar ice caps contribute to greater storm damage; warming ocean temperatures are associated with stronger and more frequent storms; additional rainfall, particularly during severe weather events, leads to flooding and other damage; an increase in the incidence and severity of wildfires threatens habitats, homes, and lives; and heat waves contribute to human deaths and other consequences.

Given the geography of Florida, coastal communities in Southeast Florida have long known how to incorporate hazard mitigation with long-term planning to reduce the loss of life and property and lessen the impact of disasters (hurricanes, severe weather events, flooding, etc.). The challenge of adaptive planning for sea level rise goes beyond hazard mitigation. Rather than preparing for a specific disaster or event, a resilient community is one that can face an array of unpredictable challenges and disturbances with minimal long-term impacts. Certain communities, especially in coastal areas, must be prepared for future conditions that may impact development intensity, location, type, or access. Through the use of innovative tools and strategies it is possible to transition these economies and the built environment into resilient communities that adapt to these adverse impacts.

With the currently accepted sea level rise projections and known climate impacts, long range planning must now incorporate resiliency strategies to balance mitigation and adaptation for the protection of the natural systems and to sustain the socio-economic characteristics of the community. Understanding how mitigation and adaptation interconnect with building resilient and sustainable coastal communities is vital for adaptive planning.

Although many Florida cities and towns have yet to experience obvious damage, scientists and engineers have predicted that within 40 to 50 years, Florida will be inundated with problems resulting from sea level rise.

Florida Senate Bill 1094 (S.B. 1094)

Recognizing the necessity to integrate sea level rise into local government planning, Florida Governor Rick Scott signed S.B. 1094 in May 2015, amending the state comprehensive planning laws (F.S. 163.3178(2)(f) that had stipulated that the comprehensive plans of local governments have a coastal management element to include a redevelopment component to "eliminate inappropriate and unsafe development in coastal areas."

Florida S.B. 1094, which became effective on July 1, 2015, requires coastal management plans to include the reduction of flood risks and losses. It also creates new requirements related to flood elevation certificates and revises requirements related to flood insurance.

Specifically, S.B. 1094, Section 1, amends s. 163.3178(2)(f), F.S., to require local governments when drafting their comprehensive coastal management plans to:

- Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in the coastal zone which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
- Encourage the use of best-practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
- Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

A detailed discussion of sea level rise is provided in the Coastal Management Data and Analysis document.

CITY INITIATIVES

The City of Dania Beach has promoted various initiatives to conserve the Environment. Plastic products are detrimental to our environment. They do not fully degrade, they overburden landfills, introduce unsafe chemicals into the environment, become litter, create hazards for land and aquatic animals when ingested, and create impediments to waste reduction and recycling goals.

The City has implemented regulations prohibiting the distribution of plastic straws and regulating the use of Styrofoam and similar products on City property and in City facilities. The City has also provided education materials highlighting the negative impacts of disposable plastics to the public.

It is in the best interest of the public health, safety, and welfare of our residents and visitors to reduce litter and pollutants on the land and in the waters in and surrounding the City of Dania Beach.

Eight cigarette receptacles have been installed at the pier to significantly reduce the introduction of cigarette butts into the ocean. The cigarette receptacles were installed by The Loggerhead Marine Life Center, through a grant by Keep America Beautiful's Cigarette Litter Prevention Program.

In addition, the City has created the Green Advisory Board to examine ways the City can implement measures to conserve and protect its natural resources. The Green Advisory Board assists City administration in identifying and creating policies and action plans that pertain to energy efficiency and help to mitigate the effects of climate change.

It is the City's goal to reduce per capita energy consumption in the City. The Green Advisory Board focuses on energy efficiency standards for new construction, incentives for energy efficiency in private sector construction, land use planning, transportation, renewable energy options, and public education.

TRENDS AND CHALLENGES

Climate Change Impacts

Climate change, also called global warming, refers to the rise in average surface temperatures on Earth.

Fluctuations in the earth's climate occurred long before mankind had the ability to negatively affect the rate of change. However, experts agree that the acceleration of climate change is increasing faster than natural cycles would produce.

An overwhelming scientific consensus maintains that climate change is due primarily to the human use of fossil fuels, which releases carbon dioxide and other greenhouse gases into the air. The gases trap heat within the atmosphere, which produces a range of effects on ecosystems, including rising sea levels, severe weather events, and droughts that render landscapes more susceptible to wildfires. As levels of greenhouse gases – particularly carbon dioxide, methane, and nitrous oxide – increase, there is a corresponding increase in global temperatures.

Green Building and Energy Efficient Practices

Energy efficient goals and green building standards should be considered for the design and construction of residential development.

The City should prepare a study to review and analyze the benefits of energy efficient residential buildings. If the subject study is approved, then, the City could consider the development of a Green Building Ordinance and a green building certification program, such as LEED, Florida Green Building Coalition (FGBC), or other guidelines for the development and redevelopment of housing. Such an Ordinance could include green building standards and redevelopment regulations friendlier to green design.

The State of Florida and private energy companies such as FPL have incentives and programs available for residents, businesses, governments, non-profits, schools, institutions, etc. The funds can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product.

Electric Vehicles and Mobility Alternatives

Local governments have an immense opportunity to seek solutions to current power challenges and to promote technological changes within the community. Evaluation of current energy use is the first step towards understanding potential opportunities to conserve resources, increase resiliency, and to reduce the City of Dania Beach's contribution to global climate change.

In 1886, a German mechanical engineer, Karl Benz, received the first patent (DRP No. 37435) for a gas-fueled car. Since that time, gas powered cars have been the primary option for mobility. However, technology has recently expanded to include electric vehicles (EVs). Since the introduction of the Tesla, electric vehicles have become widely popular. Major automobile manufacturers have begun creating their own electric powered vehicles. Unlike the conventional gas engine, operation cost for electric vehicles is lower and government funding/incentives are available. EVs provide a better driving experience, reduce noise, and air pollution, and are generally cleaner for the environment.

The City could encourage the development of more infrastructure for electric vehicles and include resulting regulations in its land development process. As part of its continued commitment to the City's Green Initiatives, Dania Beach is connected to Blink Charging's Nationwide Network of Electric Vehicle Charging Stations. Blink Charging Co. has installed four

charging stations at Dania Beach City Hall and is in the process of upgrading the charging stations with current technology.

Electric vehicles, along with multimodal transportation, contribute to the reduction of greenhouse gas emissions. As previously mentioned, the air quality in the City of Danie Beach is good; however, the influx of EV infrastructure could influence residents to shift from the gas dependent vehicle to an environmentally friendly alternative that would further improve the City's air quality.

In addition, policies and programs can be employed that will promote fuel-efficient vehicle use within the City and enable the transition of the City's fleet to cleaner technologies. Increasing the efficiency of the City's fleet will improve air quality, reduce greenhouse gas emissions, and result in fuel-related cost savings over time.

Green Development and Redevelopment

Green development and redevelopment include site planning, infrastructure, and building design considerations that aim to support economic and financial assets while protecting quality of life and the character, resources, and environmental elements on which a community's well-being relies.

There are a number of organizations that offer standards regarding green development such as Florida Green Building Coalition (FGBC), Green Globes, Leadership in Energy and Environmental Design (LEED) and others. The FGBC website indicates that this organization *"is dedicated to improving Florida's built environment through verified green certification standards for homes, land developments, commercial buildings, high rises, and city and county governments. Such standards are based on scientific principles and are developed with state-specific criteria. They address Florida's hot-humid environment, distinctive topography, and unique geology to minimize the effects of, and improve resiliency after, natural disasters.*

The Dania Beach Nanofiltration Water Treatment Plant is the world's first Leadership in Energy and Environmental Design (LEED) Gold Certified Water Plant. The plant was certified as LEED Gold in 2012. The Paul Demaio Branch Library in Dania Beach is also certified as LEED Gold based on its design which used strategies aimed at achieving high performance in human and environmental health such as: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. These buildings highlight the City's commitment to Green and Sustainable Development.

DANIA BEACH
PAUL DeMAIO LIBRARY

The City should continue its efforts to increase the number of green buildings within City limits and could extend the development of green buildings to residential and commercial development in addition to public facilities within the City.

Many states, including Florida, have incentives and programs to promote energy conservation for residents, businesses, governments, non-profits, schools, institutions, etc. The incentive funds can be used to install energy efficient products such as photovoltaic cells, solar hot water heaters, solar pool heaters, and fuel cells. The incentives generally pay by kilowatt hour for installed products which will conserve electricity over the lifetime of the product.

Green design buildings include green walls, renewable energy, reusable water, green roofs, and other elements that help reduce the carbon footprint as well as reduce the amount of energy and resources being used. The following elements are part of green design principles:

- The use of living green walls and live vegetation on the façades of buildings
- Rooftop green spaces (gardens, open spaces, etc.) featuring:
    - Native and Florida-friendly Vegetation rather than artificial turf
    - Compliance with industry requirements for membranes, root barriers, drainage systems, filter fabrics, etc.
- Alternative building materials
- Green building certifications
- Installation of solar panels

Green roofs can absorb rainfall and reduce stormwater runoff. In addition, they create habitats for biodiverse species, create aesthetically pleasing spaces, transform rooftops into usable amenities such as parks, vegetable gardens, and other recreational spaces. Green roofs can also reduce indoor temperatures and counter the urban heat island effect. The City currently has code language encouraging green roofs by allowing green roofs to count as required pervious area within a lot. (Sec 215-130). The City's Land Development Regulations also permit the installation of solar panels. The City shall continue to encourage the installation of green roofs to increase the amount of green area and reduce the heat island effect within the City.

The reduction of heat islands provides shade and removes heat from the air, which reduces the temperature of the roof surfaces. On hot summer days, the surface temperature of a vegetated rooftop can be cooler than the air temperature, whereas the surface of a traditional rooftop can be up to 90°F (50°C) warmer (Environmental Protection Agency).

Green roofs inhibit most of ultraviolet radiation from penetrating the rooftop, which results in air conditioning savings and longer roof replacement periods. They also provide habitats for butterflies and birds while filtering the rooftop water and creating less strain on storm water systems. Vegetated roofs use and filter excess water while traditional roofs typically produce pollutants which ultimately enter the Atlantic Ocean.

Green roofs can be used to mitigate storm water runoff while providing for an aesthetically pleasing built environment. Basic green roof systems add about 12-50 pounds/sq. ft. and can be installed with little or no additional engineered structural support. Intensive green roofs add about 80 -150 pounds/square feet.

Green roofs have been successful in several locations throughout Florida. The photos below include projects in Jacksonville (Breaking Ground Contracting Green Roof & Rooftop Garden); Orlando (Orlando Health MD Anderson Cancer Center Labyrinth Vegetated Roof Garden); Clermont (Honda Headquarters); and Miami (FIU College of Nursing & Health Sciences, Modesto A. Maidique Campus).

FINAL REMARKS

Based on the present analysis, the City should continue to implement specific strategies and policies to encourage conservation and green initiatives including the following:

- Continue to support and enforce conservation programs.
- Continue to educate and spread awareness of conservation topics to City residents.
- Consider support for energy-efficient buildings across the City, including green development and redevelopment.
- Consider policies for reducing greenhouse gas emissions.

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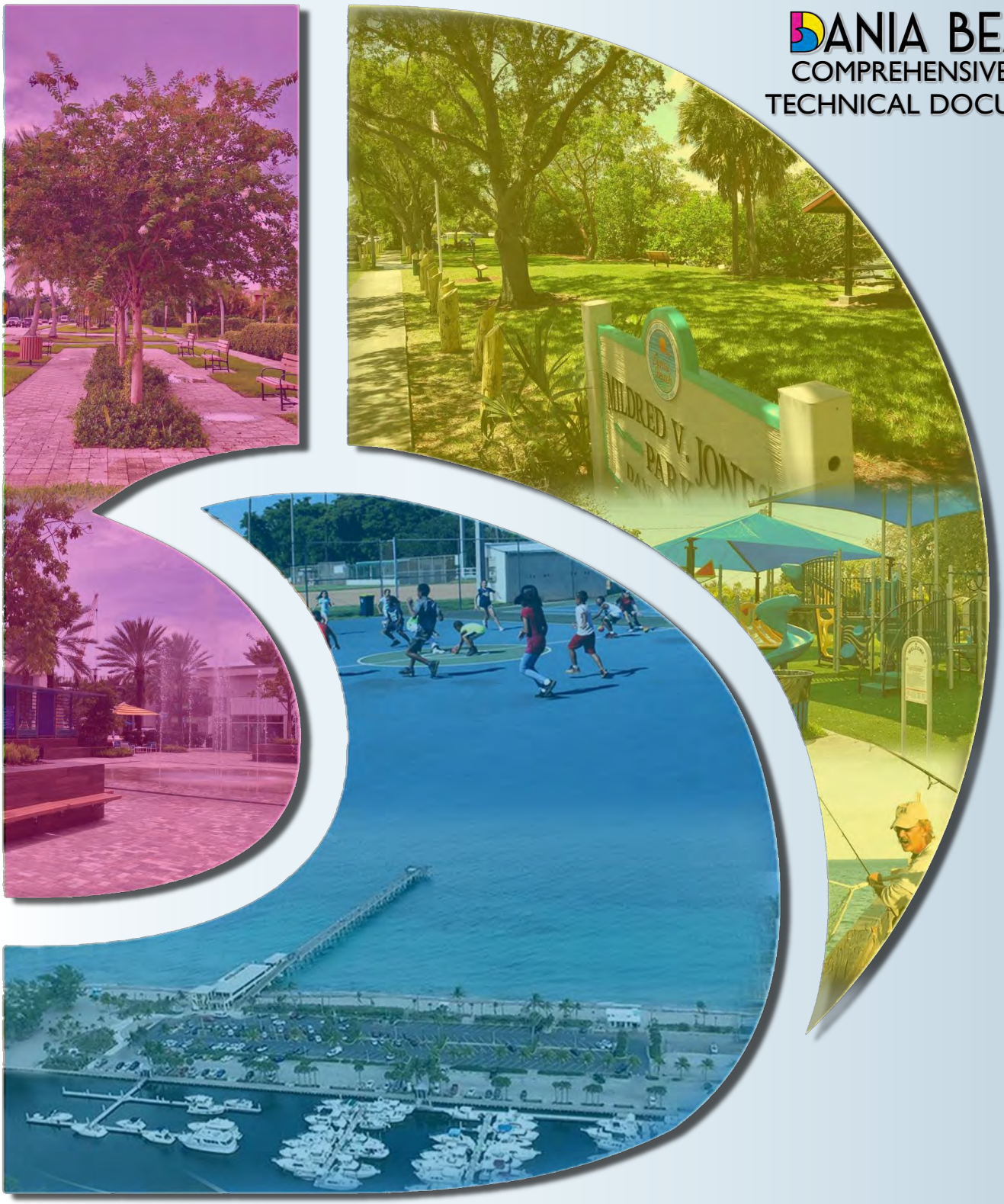
DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



PARKS AND RECREATION ELEMENT

DATA & ANALYSIS
CHAPTER 7: PARKS AND RECREATION ELEMENT

INTRODUCTION

The City of Dania Beach Parks and Recreation Department is committed to providing safe, state-of-the-art park and recreation facilities to enhance the quality of life for the City's residents and visitors. The Department offers leisure, educational, and physical activities to promote cultural, community and family fellowship, enriches the quality of life for Dania Beach residents, and guests through memorable recreational experiences.

Recreation and open spaces are vital to making the City of Dania Beach a desirable place to live, work, play, and visit. Besides their intrinsic functional value for leisure time pursuits or passive enjoyment, recreation and open spaces provide opportunities to improve the health and fitness of residents, enhance the City's aesthetic quality, and promote resource protection and development management. For instance, the acquisition of sites required for habitat protection and stormwater management can also be used for passive or compatible active recreational purposes.

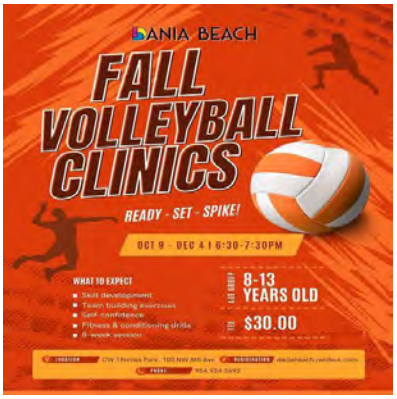
The two components of Recreation and Open Space, produce different benefits and meet different needs. The recreation component relates to recreation sites and facilities which meet the recreational needs of the City's permanent and seasonal population, while the open space component is oriented to meeting quality of life issues and enhancing the City's aesthetic quality. Therefore, this Recreation and Open Space Element includes guidelines for the development of recreation and open space facilities.

This chapter also provides an inventory of existing recreation and open sites and facilities, identifies applicable standards and guidelines, and assesses current and projected needs for recreation and open space. The data and analysis provide the framework for identifying and establishing specific goals, objectives, and policies to ensure that an adequate system of parks, recreational facilities, and open space is available for City residents and visitors both now and in the future.

EXISTING CONDITIONS

The Parks and Recreation Department oversees and manages the recreation program and park facilities of the City of Dania Beach. The City offers a wide range of leisure, educational and physical activities and programs, such as:

- Community Wide Special Events
- After School/Summer Programs
- Athletic Programs
- Dania Beach Fest
- Light Up Dania Beach
- Oktoberfest
- Passive and Active Parks
- Dania Beach After Dark



Special events are numerous and address a wide range of interests. These events are advertised on the City's website and social media pages. The range of events include the following:

- Dania After Dark Octoberfest
- Dania Beach Fall Festival
- Frost Park Flea Market
- Interfaith Gathering of Peace and Prayer
- Soccer & Volleyball Clinics at C.W. Thomas Park
- Survivor's Night Out Banquet
- And many more events

Classification and Inventory of Parks and Recreational Facilities

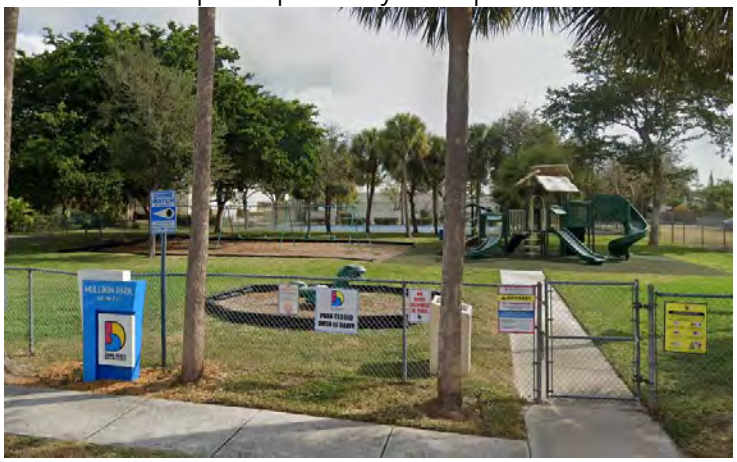
In addition to the City's current open space and recreation system, there are an array of recreation and open space opportunities available within and outside the corporate limits of Dania Beach. That may include "mini-parks", "eco-oriented facilities" and general open space areas, in addition to neighborhood and community parks. Standards and guidelines for all existing and potential parks and recreational facilities will be analyzed in this section. Recreation areas and facilities provided by the City today are classified as either "active" or "passive" and as "neighborhood" or "community" facilities.

"Active" facilities often require specially constructed fields, courts or other apparatus which lend themselves to a particular user-oriented activity. "Passive" recreation facilities require a resource base, either natural or man-made, with which the user interacts. Oceans, beaches, woodlands, and other natural areas offer a variety of passive recreational experiences. "Neighborhood" parks are facilities typically located within or near residential areas, primarily designed to serve City residents. "Community" facilities are designed to serve both Dania Beach residents and the surrounding population. The City strives to maintain community and neighborhood parks and facilities to meet the current and future needs of all age groups in Dania Beach.

Not all of the following parks are currently on the recertified list for the City, as shown further down in this document on Table 7-2 Existing Inventory. However, these are the Existing parks and open space areas located within the City's boundaries.

<u>Mini-Parks (Tot-lots and pocket parks)</u>

Mini-parks are small facilities that serve a concentrated or limited population, and when designed with a tot-lot, are geared toward toddlers. Mini-parks are designed to serve the needs of a neighborhood within a radius of up to six (6) blocks. A minimum of one half (1/2) acre for each stand-alone park is recommended. Mini-parks primarily offer passive recreation and typical facilities provided include playground areas, benches, open space, picnic tables, shade trees and landscaping.



Private mini-parks could be required within planned residential neighborhoods, however the City is not required to have mini-parks or tot-lots. Mini-Parks within the City include Mildred V. Jones Park, Star Centennial Park, and Linear Park. The City has identified these areas as neighborhood parks, however, due to the acreage and general nature of these parks, the Comprehensive Plan will refer to them as mini-parks.

Mildred V. Jones Park (0.86 acres) was named after a long-time Dania resident and activist. The park stands one street away from her home and was named after her for her contributions to

the City of Dania Beach and Broward County. There is a walking path and benches along the waterway which serves as a quiet place for residents to relax.

Star Centennial Park is a .35 acre passive pocket park on the corner of SW 4th avenue and SW 3rd place. This is a triangle shaped lot directly adjacent to residential a neighborhood.

Linear Park is more passive, offering only a walking path and some benches directly adjacent to a multifamily development.

Neighborhood Parks

The neighborhood park is a "walk to" park generally located along streets where people can walk or bicycle without encountering heavy traffic. Recertified neighborhood parks within the City's boundaries are PJ Meli Quatic Center, CW Thomas Park, Frost Park, Dania Cove Park, Northside/Malaleuca Park, Mullikan Park, and Chester Byrd Park.

P.J. Meli Aquatic Complex (9.7 acres) features a playground, an outdoor basketball court, two handball courts, one tennis court, a dog park, a swimming pool, outdoor exercise equipment and two baseball fields. The Community Center includes a recreation room with an adjoining full kitchen, which is offered for rent to residents and non-residents.

C.W. Thomas Park includes a playground, three outdoor basketball courts, and a multipurpose field. The Community Center at C.W. Thomas Park includes a computer lab, a fitness center, a craft/reading room, a swimming pool and a recreation room with adjoining full kitchen. This centrally located, 9.7 acre park accommodates several City-sponsored events throughout the year. This park was completely redesigned in the Parks Master Plan created for the City by Bermello Ajamil & Partners. The redesign included the creation of a football field, small dog park, playgrounds, new community center and pool. The new design of C.W. Thomas Park is better suited to fit the entire Community's needs. Ground breaking of the new design is anticipated in 2024.

The City operates Frost Park and Community Center, a 10.1 acre located at 300 NE 2nd St within the City's boundaries. The Park includes a variety of community facilities, such as: a playground, a skate park, an outdoor basketball court, two handball courts, one pickle ball court, two tennis courts, outdoor exercise equipment, and four baseball fields. The Community Center includes a computer lab, a fitness center, a craft/reading room, and a recreation room with an adjoining full kitchen.

Frost Park

Dania Cove Park (4.65 acres) is a waterfront park designed on an archeologically significant site in the City of Dania Beach. The site is located along the Dania Cut-off canal. The park design features waterfront elements, a scenic mangrove cove, a fishing dock and platform, picnic pavilions and an exercise path. This park is located at 4480 SW 25th Terrace.

North Side Garden (Melaleuca) Park Playground (0.7 acres) features equipment for ages 5-12 years old with ADA accessible activities on the play equipment as well as the swings. Melaleuca Park is located at 850 NW 10th Street.

Mullikin Park (1 acre) is located near US1 and Stirling Road. This smaller park is surrounded by residential development on the North, South, and West side. The East side of the park faces the backside of commercial buildings across SW 1st Ave.

Chester Byrd Park (2.5 acres) consists of two children's playgrounds (one playground is shaded), a walk / run path, benches, outdoor exercise equipment, and a basketball court. The park is located on J.A. Ely Blvd and Phippen Rd, adjacent to residential neighborhoods. In the City's Parks Master Plan, the conceptual plan for Chester Byrd Park included a splash pad/water feature, restroom facilities, and a playground designed for multiple ages.

Community Parks

A community park is a "ride to" park located near major streets or arterials. It is designed to serve community residents within a radius of up to three miles. Multi-modal access to community parks is strongly encouraged. Multi-modal access can be enhanced by bike paths and pedestrian walkways.

Typical facilities found in community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multipurpose courts, picnic areas, open or free play areas, swimming pools, and landscaping. Adequate off-street parking may be needed to contain parking overflow. Unlike neighborhood parks which fulfill the needs of a residential neighborhood, a community park is designed to meet the recreation needs of an entire community.

The community Parks located within the City are IT Parker Center, Tigertail Lake Center/Dog Park, Secret Woods Nature Center, Pond Apple Slough, Dania Ocean Park (including Frank C. "Tootie Adler Park & Whiskey Creek), and the West Lake Salt Marsh.

I.T. Parker Center (7.8 acres) is located within Harbour Towne Marina and sits along the water, featuring an outdoor patio with a grill and picnic seating. The facility includes a meeting room, a large banquet hall with a stage and a full dance floor along with an adjoining full kitchen, and is open to residents and non-residents for rentals.

The Tigertail Lake Center (39.3 acres) includes a number of activities including watersports, a rope course, windsurfing, kayaking, sailing, surfing, canoe trips, and paddleboarding. The Park also offers a space for courses such as SCUBA Diving instruction, American Red Cross Life-

guard Certification, and ADA Sailing Classes. The Tigertail Lake Center Facility is made available with the support and cooperation of the City of Dania Beach and Broward College and is located at 580 Gulf Strem Way.

The Secret Woods Nature Center (57 acres) is a park owned and managed by Broward County. Nature is the emphasis at this small park along the New River. Nature trails, a nature exhibit hall, and a full schedule of nature-oriented programming.

The Pond Apple Slough (46 acres) is a wetland preserve area owned and managed by Broward County. In the South Florida Water Management's (SFWMD) report on the Pond Apple Slough, it is noted that the SFWMD is part of an association dedicated to the restoration of the slough.

Ocean Park (26.5 acres) supports beach-based activities as well as fishing from the Dania Beach pier. Ocean Park Beach also includes Frank C "Tootie" Adler Park and Whiskey Creek. Whiskey Creek is a hotspot for kayaking and fishing, located between the intercoastal and Atlantic Ocean. Frank C "Tootie" Adler Park is an active park facing the Atlantic Ocean, adjacent to Cambridge Street.

West Lake Salt Marsh is owned and managed by Broward County. The Salt Marsh is a part of a preserve area on the Eastern side of Dania Beach and is adjacent to the Anne Kolb Nature Center, a large regional park. The Salt Marsh is a protected wetland area within the City's boundaries that is owned and maintained by Broward County. Salt marshes mainly compose of grasses and sometimes mangroves. These areas can be negatively impacted by development through decreased water quality and increased erosion.

Special Facilities

There are multiple public recreational areas within the City of Dania Beach that do not fall under any category of park that has previously been discussed. These areas have special facilities such as event halls or boat ramps. The Special Facility areas within the City are the S.W. Community Center and the Griffin Marine Park. These parks are not yet recertified by the County, however, these parks may be added to the recertified list as the level of service (LOS) and overall parks acreage requirement increases.

The S.W. Community Center is .53 acres located on the west side of SW 12th avenue. This facility is an active community center with a classroom.

Griffin Marine Park's boat ramp offers extensive parking and the ability to access the Intercoastal waterway and the Atlantic Ocean. The City's Parks Master Plan identifies some key issues and opportunities within the park:

- Improve surface and striping of parking
- Provide on-site furnishings, such as seating, garbage cans, fountains, and lighting
- Improve screening to reduce visual and noise pollution impact from the bridge overpass

The Dania Beach Marina is located at 151 North Beach Rd., Dania Beach. The recently renovated Marina offers a Captain's lounge, laundry facility, picnic pavilion, bike rack, pump-out station, showers and restrooms, fish cleaning stations, and 50-Amp and 30-Amp Pedestals with Water. The Marina is managed and operated by Westrec Marinas.

Broward County School District

There are three Broward County Schools located within the City of Dania Beach's boundaries that have recreation areas such as open space, courts, or fields. Olsen Middle School, Dania Elementary School, and Collins Elementary School are part of the City's recertified parks, making up 17.4 acres of the City's overall Parks and Recreation acreage.

School lands contain baseball, soccer, and football fields, tennis courts, and indoor recreation facilities that are or may be available to the public. Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school when feasible. Both park and school serve the same basic population, share compatible land uses, and maintain recreation facilities that are of mutual benefit.

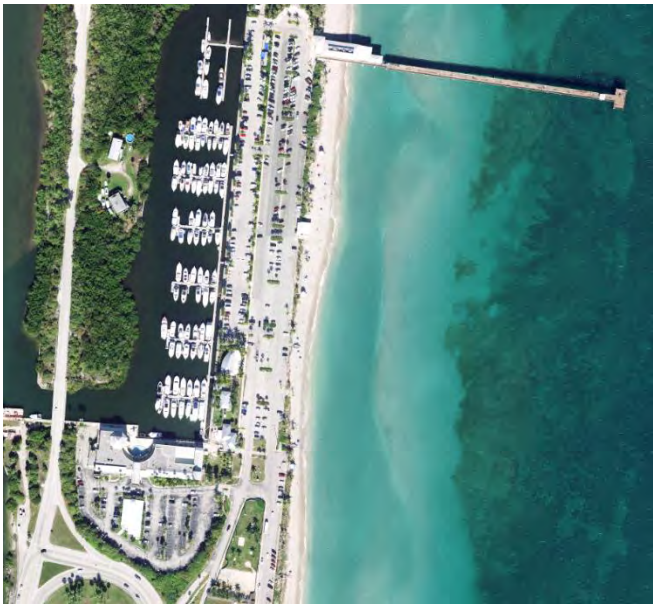
Church and Recreation Facilities

Some churches and youth centers provide neighborhood-oriented recreation facilities and programs in the City. Many of the churches provide playgrounds and offer recreational programs on a limited basis for their congregations.

Regional Public Park and Recreation Facilities

There are numerous public facilities outside the City of Dania Beach which offer a variety of recreational opportunities to Dania Beach residents as well as the general public. The West Lake Park and Anne Kolb Nature Center are located just South and South East of the City's Boundary. Neighboring municipalities, including Hollywood and Fort Lauderdale, also have public parks and beachfront areas that are open to the residents of Dania Beach. Topeekeegee Yugnee Park is just West of the City, and offers a walking path, swimming and two water parks. There are also several golf courses to the South of the City's Boundary such as Hollywood Beach Golf Club, Sunset Golf Course, and Orangebrook Gold & Country Club.

Beach Frontage



The City of Dania Beach has 26.5 acres including the Dania Fishing Pier (from current comp plan). The Easternmost point of the City includes the Dania Beach pier, Ocean Park Beach, and Frank C. "Tootie" Adler Park. Along the shoreline of Dania Beach is the FAU Research Center, Dania Beach Marina, and Whiskey Creek. The actual Beach frontage in Dania Beach is owned by the City, making the beachfront a public area.

The Dania Beach Marina has the capability to hold numerous boats, with amenities that contributes to the attraction of the Marina. Tourists are also drawn to the Marina due to the proximity to Dania Beach's amenities, as well as Fort Lauderdale and Hollywood.

The beachfront of Dania Beach recently experienced a beach renourishment project, in cooperation with Broward County. The Broward County Shore Protection Project brought 125,000 cubic yards of beach-quality sand to Dania Beach's critically eroded beach. The overall goal of shoreline projects is to reduce the risk of damages done by storms, as well as promoting resiliency in coastal communities like Dania Beach.

Beach Parks and Beach Access

Beach parks and access areas are natural-resource based or open space lands. These are lands that are valuable to the community for a number of reasons, all of which should be used as criteria in the evaluation of potential beach access areas.

The beaches and beach parks within the City of Dania Beach are owned and managed by the City. Frank C. Adler Park, Whiskey Creek, Ocean Park Beach, and the Dania Beach Marina are all owned and operated by the City of Dania Beach. Whiskey Creek is currently in the process of a revitalization project, which is under construction.

The most important aspect of an eco-oriented park is its relationship to the natural environment, thus providing awareness to our residents about our natural environment. Eco-oriented parks may include recreation activities (such as kayak rental facilities, hiking and biking trails and learning centers), so long as the impacts on the surrounding eco-system are limited.

Parks Recertified by Broward County

In Table 7.2 the City highlights parks that are on the Broward County recertified list of parks. It also notes existing parks that are not included in the recertified list, as well as future parks that

the City is expected to create in the future. Below is an extensive list with information and photos of each existing Dania Beach Park. The map below indicates parks that are owned and operated by the City, so Secret Woods, Pond Apple Slough, and the West Lake Salt Marsh are missing.

Table 6-1. City of Dania Beach Current Recertified Parks

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
CURRENT RECERTIFIED PARKS		
IT Parker Center (Houston Park)	Community	7.8
Tigertail Lake Center/Dog Park	Community	39.3
Secret Woods	Community	5.7 (57 ac)*
Pond Apple Slough	Community	4.6 (46 ac)*
Dania Beach (incl. Tootie & Whiskey Creek)	Community	26.5
West Lake Marsh	Community	10 (136 ac)*
Dania Elementary	Neighborhood	2.6
Olsen	Neighborhood	9.9
PJ Meli Park	Neighborhood	9.7
Collins	Neighborhood	4.9
CW Thomas	Neighborhood	9.7
Frost	Neighborhood	10.1
Dania Cove Park	Neighborhood	4.65
Northside/Malaleuca Park	Neighborhood	0.7
Mullikan	Neighborhood	1
Chester Byrd	Neighborhood	2.5
Subtotal		**149.65**

I.T. Parker Center 901 NE 3rd St		**Type:**	Active
Amenities:	Meeting room, banquet hall, stage, full dance floor, full kitchen, joined with Harbour Towne Marina	**Acres:**	7.8

Tigertail Lake Center 580 Gulf Stream Way		**Type:**	Active
Amenities:	Watersports Rentals, Rope Course, Have a party, Team Building / Challenges Course, SCUBA Diving Instructions, Windsurfing, Sailing Tigertail Lake, American Red Cross Lifeguard Certification, Kayak, Sailing, Surfing, Canoe Trips Standup Paddleboarding, ADA Sailing Classes	**Acres:**	39.3

Secret Woods 2701 W. State Rd. 84 - County owned & Operated		**Type:**	Active
Amenities:	This small park along the New River offers nature trails, a nature exhibit hall, and a full schedule of nature-oriented programming.	**Acres:**	57

Pond Apple Slough County Owned & Operated		**Type:**	Passive
Amenities:	Wetland area that offers kayaking, fishing, and nature trails, located just South of 595	**Acres:**	46

Ocean Park – Frank C. "Tootie" Adler Park		**Type:**	Active
Amenities:	At the entrance of Dania Beach, next to the Marina and Ocean Park Beach, it is a great place to BBQ next to the ocean while children enjoy the beach and playground. 3 small tiki huts, 2 grills, and a sand volleyball court located at the park.	**Acres:**	26.5 (Total)

Ocean Park – Whiskey Creek The Pier and Beach in Dania Beach Ocean Park – 398 N Beach Rd		**Type:**	Active
Amenities:	Revitalization Project – Under Construction	**Acres:**	26.5 (Total)

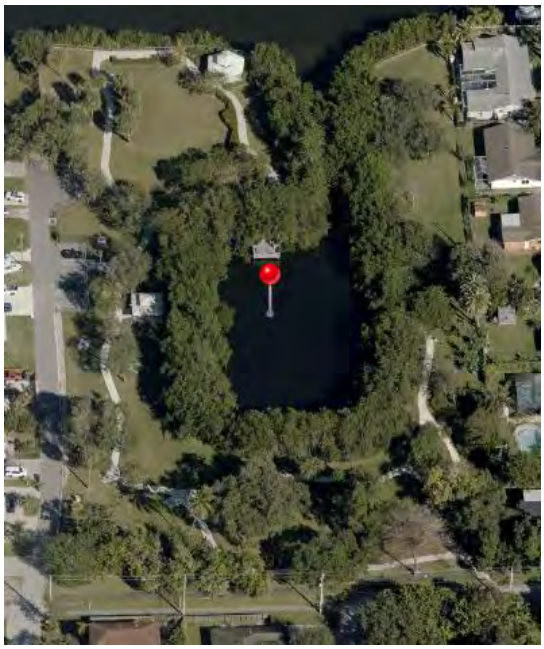
West Lake Salt Marsh Anne Kolb Nature Center – County Owned & Operated		**Type:**	Passive /Active
Amenities:	This Large Park offers nature trails, a viewing tower, kayaking, boating, fishing, and many other outdoor activities	**Acres:**	136

PJ Meli Aquatic Complex 2901 SW 52nd Street | 954-985-4400		**Type:**	Active
Amenities:	P.J. Meli Aquatic complex is equipped with a 25x25 yard short course competition pool, 12 lap lanes and 10 diving blocks. In addition to the lap pool, we provide a children's pool, perfect for families of all types.	**Acres:**	9.7

C.W. Thomas Park 100 NW 8th Ave | 954-924-3692		**Type:**	Active
Amenities:	Multipurpose Field, Swimming Pool, Community Center, Basketball Courts	**Acres:**	9.7

Frost Park 300 NE 2nd St | 954-924-3690		**Type:**	Active
Amenities:	Picnicking, playground, three ball fields, six shuffle-board courts, one basketball court, three tennis courts, and two racquetball courts, jogging course, and a recreational building	**Acres:**	10.1

Dania Cove Park 4480 SW 25th Terrace		**Type:**	Passive
Amenities:	Waterfront park which contains a scenic mangrove cove along the Dania Cut-off canal. Waterfront elements, a fishing dock and platform, picnic pavilions and exercise path with native plants.	**Acres:**	4.67



Melaleuca Park (Northside Garden) 850 NW 10th St.		**Type:**	Active
Amenities:	Playground features equipment for ages 5 – 12 years old with ADA Accessible activities on the play equipment as well as the swings and tennis courts.	**Acres:**	0.7

Mullikin Park 211 SW 1st Ct		**Type:**	Active
Amenities:	Basketball Court, Playground and Bench Area	**Acres:**	1

Chester Byrd Park 1021 SW 12th Avenue		**Type:**	Active
Amenities:	2 playgrounds for children, a walk / run path, benches, outdoor exercise equipment, a shade covered playground and a basketball court.	**Acres:**	2.5

New Existing Parks

The below table indicates New Existing Parks, which are currently existing within the City's boundaries but do not count toward the mandated Level of Service (LOS) requirement. If recertified in the future, these excess parks can assist the City in meeting future LOS requirements if the population rises enough to impact the requirement. These existing parks are currently being operated and maintained by the City of Dania Beach.

Table 6-2. City of Dania Beach New Existing Parks

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
NEW EXISTING PARKS		
Griffin Marine	Neighborhood	2.6
Mildred Jones	Neighborhood	0.86
Star Centennial	Neighborhood	0.35
SW Community Center	Neighborhood	1.42
SE 5th Avenue Linear park	Neighborhood	5.53
PJ Meli Park (add. Acreage)	Neighborhood	2.6
Subtotal		**13.36**

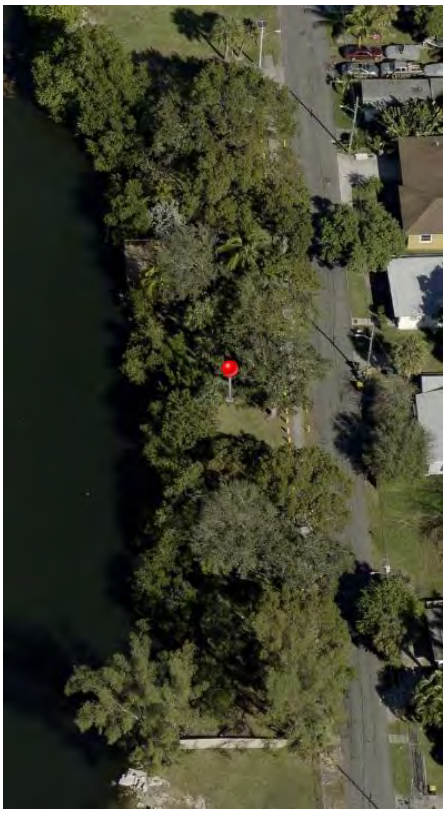
Aside from the existing parks, the City also has plans to open new parks and public recreation areas, as listed in the table below. The parks level of service in Dania Beach has been somewhat "future-proofed," because of the additional existing and future proposed parks and recreation acreage available in the City. As the City's population grows, acreage can be added to continue to meet the level of service requirements.

Table 6-3. City of Dania Beach Future Parks

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
FUTURE PARKS		
City Hall	Neighborhood	1.65
BSO Substation	Neighborhood	0.21
Boise Waiters	Neighborhood	5.43
Nyberg Swanson	Neighborhood	1.07
FDOT Annex (Beach)	Neighborhood	1.29
Mullikan ROW	Neighborhood	0.22
The Wave	Neighborhood	0.52
Subtotal		**10.39**

Griffin Marine Park 2987 SW 45th St		**Type:**	Active
Amenities:	Four boat ramps with numerous parking spaces available for public boat launching and access to the Dania Cut-off Canal, Intercoastal Waterway, and the Atlantic Ocean	**Acres:**	2.6

Mildred Jones Park 201-249 NW 14th Way		**Type:**	Active
Amenities:	Mildred V. Jones was a long-time Dania resident and activist. She passed away in 2014 at Memorial Regional Hospital South at the age of 93. One street away from her home stands Mildred V. Jones Park, which was named in her honor.	**Acres:**	0.86



Southwest Community Center 230 SW 12th Avenue | 954-924-3838		**Type:**	Active
Amenities:	Located on same parcel as Water Facilities	**Acres:**	1.42

Linear Park 476 SE 14th St		**Type:**	Active
Amenities:	Nice landscape, a walking/running path, bench areas and exercise equipment for a good workout.	**Acres:**	1.31

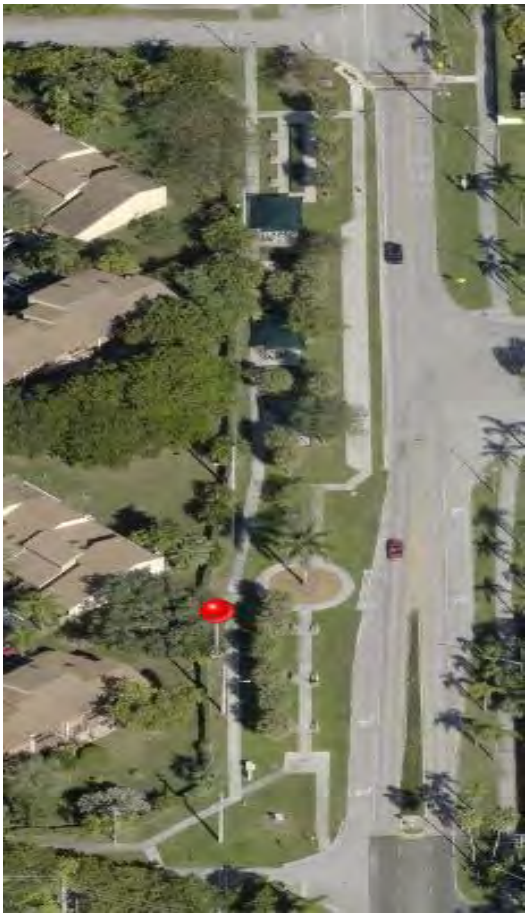


Table 7-2 Existing Inventory shown below calculates the total acreage for Parks/Recreation areas within the City of Dania Beach. The table also includes the acreage for proposed parks that the City is taking into consideration. Aside from the parks shown above, the City also has intent to expand the parks and recreation acreage beyond what is currently available, as shown on the table below (Future Parks).

Table 6-4. City of Dania Beach Park Inventory

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
CURRENT RECERTIFIED PARKS		
IT Parker Center (Houston Park)	Community	7.8
Tigertail Lake Center/Dog Park	Community	39.3
Secret Woods	Community	5.7 (57 ac)*
Pond Apple Slough	Community	4.6 (46 ac)*
Dania Beach (incl. Tootie & Whiskey Creek)	Community	26.5
West Lake Marsh	Community	10 (136 ac)*
Dania Elementary	Neighborhood	2.6
Olsen	Neighborhood	9.9
PJ Meli Park	Neighborhood	9.7
Collins	Neighborhood	4.9
CW Thomas	Neighborhood	9.7
Frost	Neighborhood	10.1
Dania Cove Park	Neighborhood	4.65
Northside/Malaleuca Park	Neighborhood	0.7
Mullikan	Neighborhood	1
Chester Byrd	Neighborhood	2.5
Subtotal		**149.65**
NEW EXISTING PARKS		
Griffin Marine	Neighborhood	2.6
Mildred Jones	Neighborhood	0.86
Star Centennial	Neighborhood	0.35
SW Community Center	Neighborhood	1.42
SE 5th Avenue Linear park	Neighborhood	5.53
PJ Meli Park (add. Acreage)	Neighborhood	2.6
Subtotal		**13.36**
FUTURE PARKS		
City Hall	Neighborhood	1.65
BSO Substation	Neighborhood	0.21
Boise Waiters	Neighborhood	5.43
Nyberg Swanson	Neighborhood	1.07
FDOT Annex (Beach)	Neighborhood	1.29
Mullikan ROW	Neighborhood	0.22
The Wave	Neighborhood	0.52
Subtotal		**10.39**
TOTAL		**173.4**

*10% of county park area up to a max of 10 acres toward LOS

TRENDS AND CHALLENGES

Level of Service Analysis

The level of service (LOS) established in the Comprehensive Plan does not divide the requirements by park type. The three acres per 1,000 population adopted LOS for the City of Dania Beach for parks is the same as the Broward County mandated LOS standard. This minimum requirement must be met to have the land use plans recertified by Broward County.

Because of the overall LOS requirement, Dania Beach must provide 95.16 acres of total Parks/Recreation land area for their overall population of 31,723 in 2020 (U.S. Census 2020). The City currently exceeds this requirement by offering 149.65 acres of Parks/Recreation land area certified by Broward County.

Based on the Broward County and Municipal Population Forecast and Allocation Model (PFAM), the City's 2045 projected population is 44,329 residents. Because of this, the number of parks and open space required by the LOS would increase by 132.99 acres. The City would continue to meet the LOS requirements despite the drastic increase in residents.

The City is also adding the 10.4 gross acres of "Future Parks." The "Future Parks land is all City-owned except The Wave which is half owned by Broward County and half owned by the City and FDIT Annex (Beach) which the Dania Beach annexed from the City of Hollywood, effective March 28, 2023.

The following tables analyze current demand and available capacity, comparing current level of service standards for existing and projected population.

The demand and capacity for Parks/Recreation land area is calculated in Table 7-3 below, which shows the City's current Parks/Recreation land area and capacity according to a total population estimate of 31,723 (2020 US Census).

Table 6-5. Demand* and Capacity for Current LOS Standards

Existing Acreage	LOS Standard	2020 Population	Demand	Surplus
149.65	3/1,000	31,723	95.15	32.68

**Parks owned by the County only count for 10% of up to a maximum of 10 acres can be included for each park.*

Table 7-4 depicts the demand and capacity for projected 2045 population. The City's current LOS requirements are based on the City and Broward County's mandated requirements of three (3) acres per 1,000 populations. Current and future demand are based on population estimates within the Broward County and Municipal Population Forecast and Allocation Model

(PFAM). Existing supply of City-owned and managed parks continue to show a sufficient surplus of park area for the current planning period and future planning periods.

The City currently meets the level of service (LOS) requirements mandated by Broward County. Parks and open spaces owned and managed by other entities were included in the park LOS analysis. Up to 10% of County park area up to a maximum of 10 acres can be counted towards LOS requirements. Current recertified parks within the City's boundaries that are owned or managed by the County include Pond Apple Slough, Secret Woods, and the West Lake Salt Marsh.

Table 6-6. Projected Demand* and Capacity for 2045 LOS Standards

Existing Acreage	LOS Standard	2045 Population	Demand	Surplus
149.65	3/1,000	44,329	132.98	16.67

**Parks owned by the County only count for 10% of up to a maximum of 10 acres can be included for each park.*

Regional Activity Center (RAC) Population Increase

The Dania Beach Regional Activity Center (RAC) is currently undergoing an amendment to allow for an additional 4,000 residential dwelling units.

The following information and analysis were included on the subject amendment application package *(Attachment 4, Letter from February 3,2023 from the City of Dania Beach to Barbara Blake-Boy, Executive Director, Broward County Planning Council).*

"The City has re-examined its existing parks inventory and further researched potential park sites in order to address how it will meet the adopted level of service at the long-range planning horizon (2024). Exhibit A attached depicts the proposed updated Municipal Open Space Inventory table".

"As shown on Exhibit A, in addition to the 149.65 acres of parks depicted on the County's Municipal Open Space Inventory list effective July 27, 2021, 13.36 gross acres of "New Existing Parks" and 10.39 gross acres of "Future Park". Collectively, 23.75 gross acres, will ensure the adopted level of service for parks in 2045 is met by providing 173.4 acres total of park and open space where 164.3 acres are required".

"The county's current recertified list depicts a population 44,239 people in 2045 which result on park demand 132.98 acres and 149.65 acres are currently available to meet that demand."

"Utilizing 2.61 people per household (pph), the proposed 4,000 units will result in an additional park demand of 31.32 acres (4,000 du x 2.61 pph x .003 LOS). Therefore, the total park demand in 2045 is projected to be 164.3 acres, where 149.65 acres are currently available. As such, there will be a deficit of 14.65 acres in 2045 without the addition or development of new parks. However, the additional 23.75 gross acres of parks noted above will bring the total parks available in 2045 to 173.4 acres which exceeds the 164.3 acres required with the proposed 4,000 units."

Private Park and Recreation Facilities

While the City provides residents and visitors with abundant recreational opportunities, the private sector also provides numerous recreational facilities. The private sector offers an array of recreational opportunities in certain areas for the population it serves. Private developments often include recreational amenities, such as pools and gyms, although these facilities are typically not available to the public.

Commitment to Greenways, Blueways and Preserving Natural Areas

The State of Florida is encouraging the creation and strengthening of its greenway and blueway trails as nature-based tourist attractions and economic development engine for local governments. This trend could offer many opportunities for the City. This section will focus on current initiatives and upcoming challenges regarding these two forms of recreation and open space initiatives.

Florida Greenways & Trails System Plan

By definition, greenways are "corridors of undeveloped land preserved for recreational use or environmental protection" (Merriam-Webster). Greenways are designed to provide connectivity between parks, nature reserves, cultural and historic sites, and waterfront areas as an alternative means of transportation for bicyclists, pedestrians, and others. Additionally, greenways and trail systems can connect to state and regional trail systems.

Blueway Trails

The blueway trails are intended for paddling activity and guest's leisure and entertainment could be part of the City's economic development engine to attract tourist and visitors throughout the year. The City should further support its existing blueways (Whiskey Creek, Intracoastal Waterway, and canal systems) by considering joining the Florida Paddling Trails Association (FPTA) that promotes communities to participate in the Florida Paddling Trails Blueway Community Program. Since Dania Beach offers basic tourism amenities, then FPTA

can help to market the City's resources to outdoor recreation enthusiasts as a nature-based tourism destination, resulting in local economic stimulus and increased public awareness of natural Florida.

For a community to apply for Florida Blueway Community status, key criteria include:

- Proximity to a Florida paddling trail or Blueway
- Availability of accommodations, from hotels to B&Bs to campgrounds
- Availability of restaurants and places to eat
- Additional outdoor recreation opportunities such as hiking and biking trails, birding, boating, fishing, beaches or traditional visitor draws such as historic districts, museums, shopping and major attractions

The process of being designated a Blueway Community begins by bringing together local community leaders, tourism affiliates, business leaders, and members of the Florida Paddling Trails Association to discuss the communities' nature-based tourism ideas and needs.

By working together on promotional products, educational resources and special events, FPTA and the Blueway Community can increase the ability to apply for targeted grants to assist in the community's efforts towards nature-based tourism development, economic development, and trail related infrastructure development. FPTA provide the know-how and volunteer support, and the City provides the destination and community support.

FINAL REMARKS

The City of Dania Beach Parks and Recreation Department is responsible for providing recreational services and programs and operating the City's recreational facilities. The City encourages citizen participation and continually assesses citizen needs and develops its recreation programs accordingly. The City should seek alternative means to expand facilities to accommodate the needs of the community.

In order to sustain and develop a healthy environment, it is important that municipalities ensure necessary actions are taken to reduce the negative impact of environmental changes. Maintaining and preserving parks, open space, and natural areas enhances the City's green infrastructure system, an important element in developing the community's climate resiliency. A community's level of climate resiliency is not only important for a healthy environment, but also for economic sustainability.

Dania Beach should develop and maintain a green infrastructure system to protect the community against inevitable negative environmental impacts. Such a system would strengthen the City's resiliency and economic stability by providing natural flood management, lowering building energy demands, lowering water management costs, and protecting coastal areas. In addition, the City should encourage developers to incorporate green infrastructure practices into their site designs. [See the Environmental Protection Agency's (EPA) website].

With the population growth projected for Dania Beach 20-Year planning period, the combination of City-owned neighborhood and community parks, County-owned and operated parks, other public recreation and open space facilities available nearby for use of City residents, and other facilities provided by churches and the private sector provides recreation and open space facilities are adequate to meet future needs of the community.

However, there are several considerations regarding recreation and open space facilities that the City should explore in order to further enhance its overall parks and recreation system. Such considerations include, but are not limited to:

1. *Adding more defined park elements:*
   Adding defined park elements such as trails, benches, or a pavilion, help to maximize the functionality of the park so that it can better accommodate neighborhood residents.
2. *Incorporating more ADA accessible play equipment*:
   While the City has already constructed ADA accessible play equipment in North Side Garden Park, the City should consider including ADA accessible areas within the rest of the City's parks.
3. *Participation in the South East Regional Blueway Trails initiative:*
   With its proximity to three major water bodies in the area, the City should explore future participation in this initiative for economic development opportunities as a nature-based tourist attraction.

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DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT

INTERGOVERNMENTAL COORDINATION ELEMENT

DATA & ANALYSIS
CHAPTER 8: INTERGOVERNMENTAL COORDINATION

INTRODUCTION

The purpose of the intergovernmental coordination element is to present the relationships between, the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land.

This element demonstrates consideration of the particular effects of the Plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.

The intergovernmental coordination element provides principles and guidelines to address the following:

- Procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.
- Dispute resolution process, as established pursuant to FS 186.509, for bringing intergovernmental disputes to closure in a timely manner.
- Interlocal agreements as established pursuant to FS 333.03(1)(b).
- State principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land.
- Joint processes for collaborative planning and decision making on population projections and public-school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

EXISTING CONDITIONS

The City of Dania Beach is situated along the southeastern coast of Florida. Incorporated on November 6, 1904, Dania Beach was the first municipality in what is now Broward County.

One of 31 independent municipalities within Broward County, Dania Beach has a total land area of approximately 8.31 square miles. It is bounded by Fort Lauderdale to the north; the City of Hollywood to the south and west, the Town of Davie also to the west; and unincorporated areas of Broward County to the northwest. It is bounded by the Atlantic Ocean to the east.

Many formal and informal networks of information and coordination currently exist between the City of Dania Beach and other governmental units and agencies. The City interacts and coordinates with the county and adjacent municipalities regarding various issues of mutual concern. In addition, federal, state, regional, and local agencies have legislative authority to carry out various activities in the City. The functions of these agencies may be regulatory, jurisdictional, or advisory.

The following table provides a list of various local, regional, state, and federal governmental units or agencies identified as interacting with the City. Many of these agencies are multifunctional with continually changing responsibilities.

Table 7-1: Federal, State, Regional, County, and Local Agencies

AGENCY TYPE	AGENCY NAME
Federal	U.S. Army Corps of Engineers (USACOE)
	Federal Aviation Administration
	Federal Transit Administration/MPO
	Federal Bureau of Alcohol, Tobacco, Firearms and Explosives
	U.S. Navy
State	Florida Department of Environmental Protection (FDEP)
	Florida Department of Commerce
	Florida Department of Transportation (FDOT)
	Florida Department of Professional Regulation (DPR)
	Florida Department of Health and Rehabilitative Services (HRS)
	Florida East Coast Railway
	Florida Department of State, Division of Historical Resources (DHR)
Regional	South Florida Water Management District (SFWMD)
	South Florida Regional Planning Council
Broward County	County Board of County Commissioners (BCC)
	Broward County Urban Planning Division
	Broward County Planning Council (BCPC)
	Broward County Department of Natural Resource Protection
	Broward County Parks and Recreation Division
	Broward County Sheriff's Office
	Broward County League of Cities
	Broward County School Board
	Broward County Department of Transportation
	Broward County Board of Rules and Appeals–Building Safety Program
	South Broward Hospital District d/b/a Memorial Healthcare System
Local Governments	City of Fort Lauderdale
	Unincorporated Broward County
	City of Hollywood
	Town of Davie [Not addressed in "Cities" section]
Enterprise Fund	Port Everglades Authority

The following summary describes the existing coordination mechanisms between the national, state, county, and local agencies. It includes, where applicable, any agreements, joint planning or service agreements, special legislation, or working groups involved with intergovernmental coordination.

Federal Government

United States Army Corps of Engineers
The Army Corps of Engineers is responsible for maintaining the Intracoastal Waterway; regulating construction, dredging, and filling in navigable waters; and regulating alteration of estuarine wetlands.

Federal Aviation Administration (FAA)
The Federal Aviation Administration participates in the operation and development of the Fort Lauderdale/Hollywood International Airport.

Federal Transit Administration/MPO
A Metropolitan Planning Organization (MPO) is the policy board of an organization created and designated to carry out the metropolitan transportation planning process. MPOs are required to represent localities in all urbanized areas (UZAs) with populations over 50,000, as determined by the U.S. Census. MPOs are designated by agreement between the governor and local governments that together represent at least 75 percent of the affected population (including the largest incorporated city, based on population) or in accordance with procedures established by applicable state or local law. When submitting a program to the state for inclusion in the statewide program, MPOs self-certify that they have met all federal requirements.

State Agencies

Florida Department of Environmental Protection (DEP)

The Florida Department of Environmental Protection is the state's leading agency for environmental management and stewardship, protecting Florida's air, water, and land. The DEP is divided into three primary areas:

- Land and Recreation programs to acquire and protect lands for preservation and recreation.
- Regulatory programs to safeguard natural resources by overseeing permitting and compliance activities that protect air and water quality and manage waste cleanups.
- Ecosystems Restoration programs to protect and improve water quality and aquatic resources. and to provide funding assistance for water restoration and infrastructure projects.

The DEP also reviews any amendments to formal agreements related to potable water, resource recovery, or other environmental regulations.

The City of Dania Beach interacts with the Florida Department of Environmental Protection when acquiring and protecting lands for preservation and recreation; for permitting and compliance activities that protect air and water quality and manage waste cleanups; for protecting and improving water quality and aquatic resources; and for funding assistance for water restoration and infrastructure projects.

Florida Department of Commerce

The Department of Commerce assists the Governor in working with the Legislature, state agencies, business leaders, and economic development professionals to formulate and implement coherent and consistent policies and strategies designed to promote economic opportunities for all Floridians.
The department also must ensure that the state's goals and policies relating to economic development, workforce development, community planning and development, and affordable housing are fully integrated with appropriate implementation strategies.

The City interacts with the Florida Department of Commerce on Developments of Regional Impact/Binding Letters and Comprehensive Planning.

- *Development of Regional Impact/Binding Letters*
  Developments of Regional Impact (DRIs) are administered by the South Florida Regional Planning Council, but the Florida Department of Commerce also has a formal role in the review and approval processes. In addition, when Binding Letters of interpretation are requested, the approval of the Florida Department of Commerce is required. City staff coordinates with the state, the regional agency, and the petitioner to ensure compliance.

- *Comprehensive Planning*
  In compliance with Administrative Rule 9J-5 and Florida Statute Chapter 163, governing local comprehensive planning, the City's Community Development Department adheres to all related notice requirements and provides copies of its comprehensive plan and subsequent amendments for review and approval by the Department of Commerce.

Florida Department of Transportation (FDOT)

FDOT's mission is to provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity, and preserves the quality of our environment and communities. Its vision is to serve the people of Florida by providing a transportation network that is well planned, supports economic growth, and has the goal of being congestion and fatality free.

The FDOT maintains and constructs state roads and provides fiscal assistance for constructing major road and airport facilities. The FDOT issues permits for drainage, median and driveway cuts, and sidewalks in FDOT rights-of-way.

The FDOT has developed a Five-Year Work Program in accordance with section 339.135 Florida Statutes. The development of this Work Program involved extensive coordination with

local governments, including Metropolitan Planning Organizations and other city and county officials. Public hearings were held in each of the seven transportation districts, and a statewide public hearing was held by the Florida Transportation Commission. The Florida Transportation Commission performed an in-depth review of this Work Program and presented the results to the Executive Office of the Governor.

Florida Department of Transportation administers the State Highway system. Within Dania Beach, this includes Interstate 95, Interstate 595, U.S. Federal Highway #1, Dania Beach Boulevard, Griffin Road, Old Dixie Highway, and Stirling Road.

Florida Department of Professional Regulation (DPR]

The Department of Business and Professional Regulation is the agency charged with licensing and regulating State of Florida businesses and professionals, such as cosmetologists, veterinarians, real estate agents, and others.

The City interacts with the DPR on matters related to licensing and regulating businesses within the City's jurisdiction.

Florida Department of Health

The Florida Department of Health works to protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.

DOH comprises a state health office (central office) in Tallahassee, with statewide responsibilities; Florida's 67 county health departments (CHD); 8 Children's Medical Services (CMS) area offices; 12 Medical Quality Assurance (MQA) regional offices; 9 Disability Determinations regional offices; and 3 public health laboratories.

Facilities for the County Health Departments are provided through partnerships with local county governments.

The City interaction with the Department of Health relates to the licensing of nursing homes within the community.

Department of State, Division of Historical Resources

This Division is responsible for preserving and promoting Florida's historical, archaeological, and folk culture resources.

The City coordinates with this Division to ensure that the City's historical resources are protected, and new resources designated when identified.

Regional Agencies

South Florida Water Management District (SFWMD)

The South Florida Water Management District is charged with managing and protecting the water resources of 16 counties stretching from Orlando to the Florida Keys, including the City of Dania Beach. SFWMD is primarily responsible for permitting the construction and operation of surface water management systems within its jurisdictional boundaries.

SFWMD authorization is required for activities including abandonment of wells and systems, large volume water usage, development or new construction stormwater management and wastewater discharges, and activities in or near wetlands and other water resources.

South Florida Regional Planning Council (SFRPC)

The South Florida Regional Planning Council (Council), one of Florida's ten regional planning councils, serves three counties: Monroe, Miami-Dade, and Broward, and 71 municipalities, including the City of Dania Beach. The Council plans for and coordinates intergovernmental solutions to growth-related problems on greater-than-local issues and provides technical assistance to local governments.

The Council is responsible for the review of all Developments of Regional Impact (DRIs) proposed within its jurisdiction. Houston Park Marina and the Design Center of the Americas are DRIs in the City of Dania Beach.

Broward County

Board of County Commissioners (BCC)

The Broward County Board of County Commissioners has County-wide authority as it relates to land use and other environmental matters.

Broward County Urban Planning Division

The Urban Planning Division administers the land development code related to the subdivision and platting of land, concurrency, and impact fee assessments.

Broward County Planning Council (BCPC)

The Broward County Planning Council is a multi-jurisdictional planning agency. which promotes coordinated, comprehensive, long-range planning throughout Broward County through the joint cooperation and participation of all local governments, public officials, and private citizens.

The City continues to ensure that the Dania Beach Comprehensive Plan conforms with Broward County's Comprehensive Plan

Broward County Division of Natural Resources (DNR)

The Broward County Division of Natural Resources administers environmental programs for the County, including air and water quality, water conservation, and marine resources.

The City's Community Development Department coordinates with the DNR to ensure the proper protection of the City's natural resources.

Broward County Parks and Recreation Division

The Broward County Parks and Recreation Division provides a countywide park system with diverse facilities and recreation opportunities, along with natural area conservation and research-based educational outreach. The Division is responsible for acquisition, planning, programming, development, and operation of regional parks throughout Broward County.

Broward County Sheriff's Office

The Broward County Sheriff's Office provides full-time law enforcement services in all of its unincorporated areas, and in 14 Broward County cities and towns, including Dania Beach. The Sheriff's Office operates the Broward County Jail, provides security for the Fort Lauderdale/ Hollywood International Airport, and special services such as bomb squads and swat teams.

Broward County Utilities

Broward County Utilities provides water and sewer services for the west side of Dania Beach

Local Governmental Jurisdictions

City of Fort Lauderdale

The City of Fort Lauderdale abuts the City of Dania Beach on its northern border. As of this writing, there are no Intergovernmental Coordination issues between Dania Beach and Fort Lauderdale.

City of Hollywood

The City of Hollywood abuts the City of Dania Beach on its eastern, western, and southern borders. The City has a formal agreement with the City of Hollywood to manage all wastewater and provide potable water to the portion of Dania Beach west of I-95.

Town of Davie

The City of Dania Beach cooperates with the Town of Davie on issues regarding airport noise.

Unincorporated Broward County

The northwestern boundary of Dania Beach abuts Unincorporated Broward County. Close coordination with Broward County Administration and the Broward County Planning Council is maintained to ensure compatibility of development issues between the two jurisdictions.

Special Districts

Broward County League of Cities

The Broward County League of Cities is a non-partisan, non-profit organization dedicated to raising awareness and resolving issues facing Broward County's 31 cities and municipalities. Membership is made up of elected officials from municipal governments and area businesses. Members focus on identifying and resolving problems affecting day-to-day municipal operations including county, state, and federal legislation. Dedicated committees conduct research and recommend policies affecting education, housing, economic concerns, and municipal services.

Broward County School Board

Broward County School Board is responsible for the development and administration of a public education program for kindergarten (K) through twelfth (12) grade. The School Board receives primary funding from ad valorum taxation and the State Legislature. The School Board is responsible for the planning and development of educational facilities as deemed appropriate and required based upon the growth occurring within the County.

The City of Dania Beach has an agreement with the Broward County School Board relating to leasing Collins Elementary School Park, Dania Beach Elementary School Park, and Olsen School middle school Park. These properties are held on a forty-year, one-dollar-per-year lease. These leases permit the City to use the recreational facilities of the School if arrangements are made with the school principal in advance. This allows the City to use the School's cafetorium, athletic fields, and other facilities particularly for their Summer programs run by the Parks and on Department.

The City of Dania Beach has an interlocal agreement with the School Working Group.

South Broward Hospital District d/b/a Memorial Healthcare System

The City of Dania Beach is in the South Broward Hospital District which is responsible for the provision of adequate public health facilities for its community members. The District presently operates Memorial Regional Hospital in the City of Hollywood.

Local Agencies

At the local level, the City coordinates with several state agencies with respect to building permitting and construction. Through the permitting process, an applicant must secure appropriate permits from applicable federal, state, and county review agencies or obtain an exemption letter from the appropriate agency.

As part of its natural resource protection regulations, the City closely coordinates with the following agencies: Florida Department of Environmental Protection (FDEP), Army Corps of Engineers (ACOE), South Florida Water Management District (SFWMD), and others.

If another agency has jurisdiction over the right-of-way way within City boundaries, the City must coordinate with that agency.

Many of these state and federal agencies have more technical expertise in their particular area of responsibility than the City, a factor resulting in coordination even when formal permitting is not required. Therefore, City staff consults with these agencies in matters beyond the City's expertise as necessary in the development review process.

Intergovernmental Coordination Agreements

Intergovernmental agreements serve as coordination mechanisms in cases where the City receives a service from another unit of local government or provides a service to a unit of local government outside the City's jurisdiction. The City has numerous interlocal coordination agreements with state, regional, county, and local agencies, many of which are identified in Table 8-1. Additionally, the City has agreements with FDOT and the County regarding maintenance of state roads and rights-of-way.

Dispute Resolution

Section 186.509, F.S. requires each regional planning council to establish a dispute resolution process to reconcile differences on planning and growth management issues between local governments, regional agencies, and private interests. It also requires that the dispute resolution process bring intergovernmental disputes to closure in a timely manner. The City shall continue to participate in the dispute resolutions process as the preferred process for mandatory dispute resolution as required by Chapter 163.3177(6)(h)(1).

Intergovernmental Relations and the Comprehensive Plan

The City has entered interlocal agreements with other municipalities, the County, special districts, and service providers to assure mutual coordination among entities in the comprehensive planning process.

The City of Dania Beach provides a full range of services to its residents, businesses, and service areas, including police and fire protection; the construction and maintenance of streets and other infrastructure; recreational and cultural activities; water and stormwater utilities; and contracts for sanitation services. The City's basic operating unit is in the form of departments, which concentrate their activities on various functions including general government, public safety, transportation, and leisure services.

The City continues to provide and receive certain essential services to and from other jurisdictions/entities. The following analysis provides an overview of intergovernmental coordination relations between the City, County, surrounding municipalities, and other governmental entities. Moreover, it focuses on specific intergovernmental issues and opportunities related to many elements presented in the City of Dania Beach's Comprehensive Plan.

Future Land Use

In order to promote orderly development and redevelopment, including annexation, the City must identify future planning areas in coordination with Broward County and adjacent municipalities to ensure that services to be provided will be consistent with existing level of service standards In addition, the City continues to regulate the compatibility of land development and redevelopment with existing surrounding uses in order to ensure that Dania Beach's infrastructure has the capacity to expand to meet future needs.

With regard to the provision of essential services to other jurisdictions, the City has effectively maintained high standards in the execution of service agreements over the years. The City of Dania Beach is committed to assessing the effect of rezoning, annexation, and development activities on existing interlocal agreements between the City and other jurisdictions. Affected jurisdictions are contacted and requested to comment on any development activities as part of the City's site plan and building review processes.

The City facilitates necessary studies and citizen surveys to determine the optimum approaches for redevelopment. Opportunities for public involvement in redevelopment projects are provided to residents, business owners, and interested citizens.

Transportation

To ensure that the overall transportation system effectively meets the needs and level of service standards of the City and surrounding areas, the City continues to coordinate with county and regional agencies regarding transportation management. Such agencies include, but are not limited to, Broward County, the Treasure Coastal Regional Planning Council, and the Florida Department of Transportation Metropolitan Planning Organization (MPO).

The City establishes right-of-way dedication requirements for arterial and collector streets which are consistent with those established by FDOT and Broward County.

Depending on scale and location of projects affecting transportation, various levels of coordination between agencies are required. On a regional level, the City supports regional multimodal transportation systems through coordinating routes and schedules with Broward Couty Transit, Tri Rail, and with participation in the Metropolitan Planning Organization and in coordination with adjacent municipalities.

Letters of compliance with Broward County's Traffic Performance Standards are required for new nonresidential development, rezoning for nonresidential uses, and change of use of existing structures for nonresidential purposes within the City.

The City continues to honor the terms of Interlocal agreements established between the Dania Beach's Street Division and the FDOT or the County for the maintenance of medians and right-of-ways which are not owned by the City or are outside of the City limits.

Housing

Housing is another area impacted by the development decisions made by the County and neighboring municipalities. Coordination with state and federal agencies is a significant element in any development strategy as these agencies are major sources of tax credits and funding for affordable housing and infrastructure projects.

Adult congregate living facilities, group homes, foster homes, mobile homes, and housing for low and moderate-income households are located in a manner consistent with State Laws and in conformity with Florida Statutes, and where applicable, near supporting institutional and other uses appropriate for the clientele served by the facilities.

Currently, there is no identified need to provide housing for low and moderate-income households in Dania Beach. However, if the need should arise in the future, the City may coordinate with Broward County in identifying housing needs, determining how these needs may be met, and developing mechanisms to mitigate impacts.

Infrastructure

Managing and maintaining Dania Beach's infrastructure requires coordination between the City's Public Service Department and various county, regional, and state agencies. The means for this coordination include review of documents; formal and informal meetings; and letters of objection/no objection to proposed policies, activities, or annexations. The Public Services Director is responsible for the operation of the infrastructure system and coordination with those jurisdictions that it serves.

Dania Beach will coordinate through Broward County and/or neighboring jurisdictions with all local governments within the Dania Beach's designated utility service areas to ensure that their comprehensive plans and development permit procedures are compatible. Additional agencies and programs with which coordination is necessary include: United States Environmental Protection Agency (US EPA), Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), FDEP TMDL Program as required by Section 303 (d) of the Federal Clean Water Act, US EPA/FDEP Numeric Nutrient Rules, SFWMD and FDEP Unified Statewide Stormwater Rule.

Solid Waste Management

Solid waste collection services for garbage, trash, and other waste continue to be provided by a private hauler. The City has granted an exclusive franchise to Waste Management for the collection of solid waste of private homes in Dania Beach. The City Manager is the local official responsible for its administration.

Likewise, solid waste disposal services continue to be provided by the Broward County Solid Waste and Recycling Services at its facilities. The Public Services Department is the liaison with the Authority.

The City continues to work with Broward County Solid Waste and Recycling Services to implement an effective recycling and resource recovery program, ensure adequate regional landfill capacity for future disposal of oversized or special waste materials, and provide hazardous waste collection points accessible to the City.

Sanitary Sewer

The City subscribes to the Broward County 201 program and is responsible for the development, expansion, and maintenance of a collection system, and transmission of wastewater to the Hollywood 201 Plant. The City's wastewater flow is consistent with its agreement with the City of Hollywood and its 201 system. Broward County serves the area west of Ravenswood Road. The City maintains an adequate level of service for the existing and committed development within the City. Coordination and liaison with the County's 201 program lie primarily with the Utilities Director.

With regard to the establishment of Level of Service standards for such facilities, the City will continue to coordinate with other agencies having maintenance and/or operational responsibility for facilities within and affecting the City. As stated in the Sanitary Sewer and Solid Waste sub-sections, the City will continue to review the LOS Standards currently established for sanitary sewer and solid waste for current applicability with the Broward County and Hollywood 201 programs and will revise those LOS Standards, as necessary, in the update to the Comprehensive Plan.

Potable Water

The City's water service supplies the area located east of Ravenswood Road. The Department of Public Services is responsible for the potable water treatment system and distribution. The remainder of the City, west of Ravenswood Road, is served by Broward County Water and Wastewater Services (BCWWS) District 3A.

The Dania Beach potable water supply and central system must meet strict standards. The City continues to adhere to, and be subject to, various standards of other agencies and levels of government. Specifically, the City potable water system must meet the standards established in the federal Safe Drinking Water Act of 1974, Public law 93-523. Additionally, the City is subject to, and a participant in, the Broward County Wellfield Protection Ordinance. This Countywide Wellfield Protection Ordinance regulates land use activities within travel time contours of Dania Beach's wellfields.

In order to effectively manage and conserve its water resources, the City has worked cooperatively with the South Florida Water Management District (SFWMD) in developing a long-term water supply program focused on reducing dependency on the Biscayne Aquifer.

Stormwater Management

Dania Beach's stormwater system is regulated by federal, state, and local agencies, making it a significant governmental concern. Therefore, any modifications or improvements to Dania Beach's stormwater system need to be developed following the applicable regulatory framework and regulations.

As noted in the Stormwater Management sub-section, the City is a co-permittee in the Countywide National Pollution Discharges Elimination System (NPDES) Stormwater Permitting Program. The City will continue to be a cooperative and coordinating partner in this program in the future.

Conservation and Coastal Management

Land use decisions of the County and municipalities impact the coastal and environmental resources of one or more jurisdictions. Coordination is needed to mitigate, restore, and manage natural resources and to avoid land use and development decisions that may adversely affect these resources.

The coastal zone within the City of Dania Beach is considered to be that area east of U.S.1 consisting of approximately 1,300 acres. This includes the small portion of the City on the beach approximately one mile east of the main portion of the City. The high hazard area is located east of Southeast 5th Avenue and includes portions of Dania Beach.

The City, in cooperation with appropriate local agencies, will evaluate water and stormwater management operation strategies in the context of sea level rise, in order to lessen negative impacts to open spaces, wetland mitigation areas, and natural systems, improve the ability of these systems to adapt to climate change, and optimize the ability of these systems to create additional benefits to Dania Beach's residents and visitors.

Land use decisions may produce impacts on the natural resources in another jurisdiction, such as impacts affecting environmentally sensitive lands, water quality, endangered species, and aquifer recharge areas. As such, the City may take steps to cooperate in the monitoring of various environmental areas such as air and water quality, greenhouse gas emission and sea level rise with other governmental entities including the Broward County Health Department, Southeast Florida Regional Climate Change Compact, Florida Department of Environmental Protection, and South Florida Water Management District.

The City will continue to work locally and cooperate regionally to improve energy conservation, reduce greenhouse gas (GHG) emissions from government operations and the community, and work to minimize air quality and ecosystem impacts in order to reduce the carbon footprint and enhance economic and community resiliency.

Various land use or environmental planning and permitting activities within the City continue to require coordination with State planning agencies. Dania Beach is mandated to prepare this EAR-based Comprehensive Plan pursuant to the "Local Government Comprehensive Planning and Land Development Regulation Act (LGCP/LDRA)." Likewise, any development of unique environmental features often requires obtaining permits from appropriate State environmental planning and permitting agencies. In those instances, the appropriate City staff person is assigned to coordinate activities depending on the particular program or activity being pursued.

Emergency Management

Another major area for intergovernmental coordination is emergency management, which is also discussed in the Coastal Management Element of this Plan.

The Broward County Sheriff's Office provides full-time law enforcement and fire-rescue services to the City of Dania Beach.

Natural disasters in the form of severe weather disturbances including hurricanes, floods, and droughts, are generally intra-jurisdictional. Other, typically manmade, threats such as hazardous material spills, terrorism, and vehicle/airplane crashes, may overwhelm Dania Beach's resources. Both natural and manmade calamities typically require coordination with adjacent localities, County, State and Federal agencies, and other stakeholders, through mutual aid and/or stand-by agreements, which are necessary to successfully locate, deploy, and coordinate use of resources.

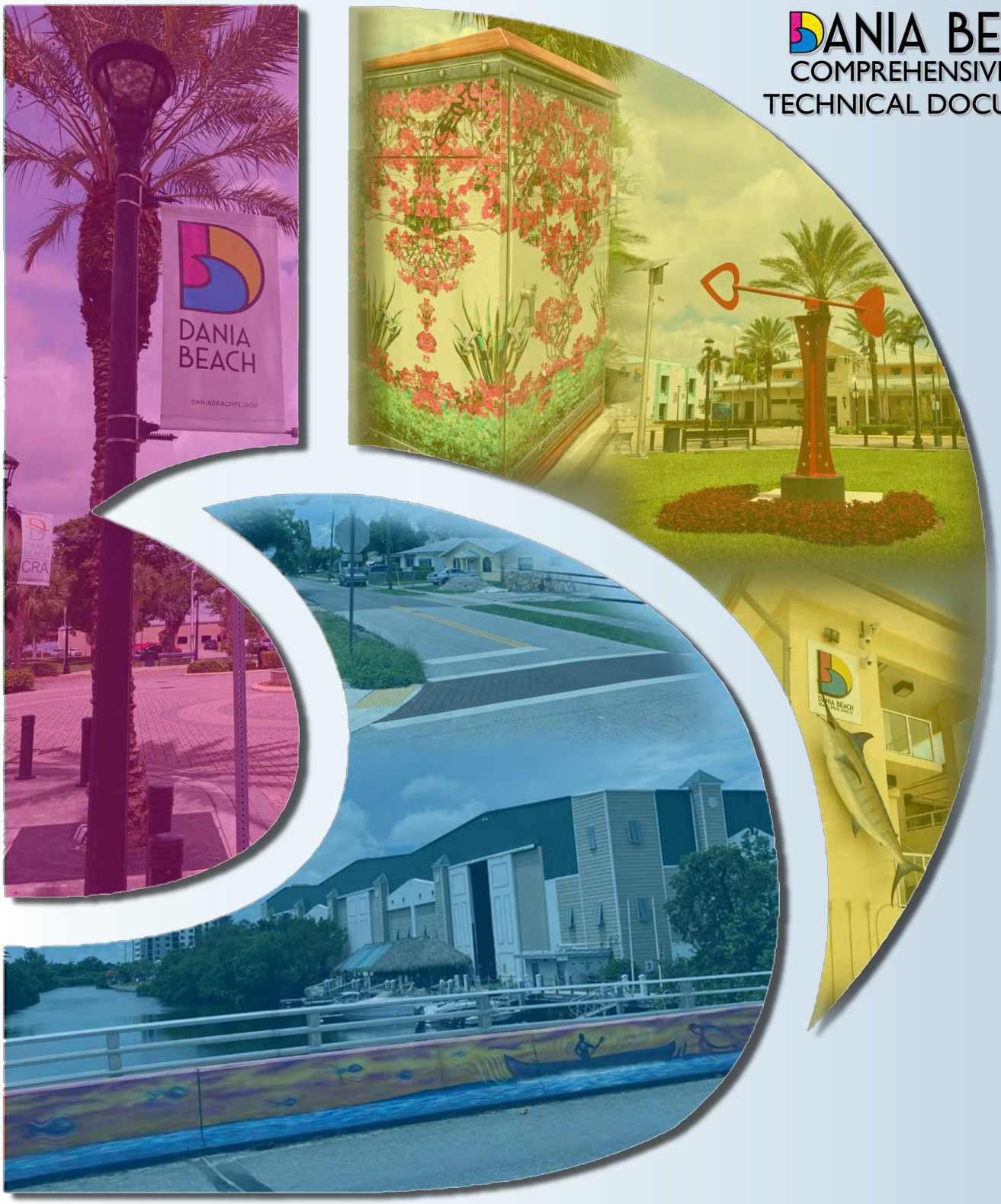
Public Schools Interlocal Agreement

The City of Dania Beach has an agreement with the Broward County School Board relating to leasing Collins Elementary School Park, Dania Beach Elementary School Park, and Olsen Middle School Park. The Collins and Dania Peach Elementary School parks are held on forty-year, one-dollar-per-year leases. The Olsen Middle School Park is held on two twenty-five-year leases. These leases permit the City to use the schools' cafetorium, athletic fields, and other recreational facilities for various programs run by the Parks and Recreation Department if arrangements are made with the schools' principals in advance.

FINAL REMARKS

In summary, the City of Dania Beach will continue to coordinate and collaborate with appropriate federal, state, regional, local governmental agencies, and other public and private agencies, to establish and resolve goals, objectives, and policies of the Comprehensive Plan, to develop and maintain public facilities and utilities, to coordinate land development and redevelopment, and to strategically manage the future expansion of the City.

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



CAPITAL IMPROVEMENT ELEMENT

DATA & ANALYSIS
CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The Capital Improvements Element for the City of Dania Beach is developed to evaluate public facilities which are identified as needed in other comprehensive plan elements. This element also estimates the cost of improvements for which the City has responsibility; analyzes the City's ability to finance and construct those improvements; adopts financial policies to guide the funding of those improvements; outlines requirements to ensure an adequate concurrency management system; and schedules the funding and construction of improvements in an manner necessary to ensure that capital improvements are provided when required based upon the needs identified in the balance of the Comprehensive Plan.

The Capital Improvement Element identifies capital improvements needed to implement the comprehensive plan and ensure that the adopted level of service (LOS) standards are achieved and maintained for concurrency related facilities, and to implement specific objectives and policies of this Comprehensive Plan.

The Capital Improvements Element outlines the needs as identified in the other comprehensive plan elements for public facility needs to support the future land use element of the comprehensive plan including the existing and projected needs of the traffic circulation element. The element also addresses the location of major public education and public health systems within the City of Dania Beach jurisdiction and also their respective geographic service areas. The final segment of the data requirements will address revenue sources that are presently in place and those funding mechanisms that would be available for capital improvement financing.

Public Facilities Needs

<u>Traffic Circulation</u>

As noted on the traffic circulation map, the primary roads interfacing with the City of Dania Beach are as follows:

East/West Streets

- Sheridan Street
- Stirling Road
- Dania Beach Boulevard
- Griffin Road
- I-595
- State Road 84

North/South Streets

- Ravenswood Road 1-95
- U.S. #1
- Interstate 95
- SW 40 Avenue
- Bryan Road

The above streets are county, state or federal highways and accordingly those agencies have the primary responsibility for maintaining and upgrading those highways. As noted in the Intergovernmental Coordination Element, the City of Dania Beach works closely through the Metropolitan Planning Organization (MPO) to insure proper coordination with those agencies. This participation helps to ensure the deliverance of the improvements to roadways in a time frame to insure adequacy of highways to serve the future growth and development of the community.

The balance of the roads within the City of Dania Beach is of local nature and the responsibility of the City. The Traffic Circulation Element indicates there are no local roads which exceed an acceptable level of service at the present time or anticipated to exceed an acceptable level of service within the next five (5) year period.

EXISTING CONDITIONS

Through its Capital Improvement Element and related plans, the City of Dania Beach seeks to undertake capital improvement necessary to keep the City's present public facilities in good condition and to accommodate new development guided by sustainable and sound fiscal practices.

City of Dania Beach Capital Improvement Plan Update

The City has developed a 5-year Capital Improvement Schedule for fiscal years 2024-2028, which includes projects supported by the General Fund, Capital Project Fund, Water Utility Fund, Storm Water Utility Fund, and Fiduciary Funds.

As defined in the Policy Document of the Comprehensive Plan, capital improvement projects refer to those projects that may include land and/or improvements and any studies oriented to defining the initial need for land and/or facilities. In addition, priority is given to projects in the Capital Improvement Schedule which are designed to correct existing public facility deficiencies.

The City provides capital improvements to:

1. Correct existing deficiencies;
2. Accommodate desired future growth; and/or
3. Replace worn-out or obsolete facilities.

Furthermore, capital improvement policies specifically indicate how capital improvement will be evaluated, ranked and what conditions must be met**.** The evaluation and prioritization of

capital improvement projects is a part of the normal budgetary and capital improvement programming process.
At the end of each fiscal year another year of projected capital improvements will be added to the end of each short and long-term planning period. This logical progression will utilize the same parameters and requirements established in the CIE of the Comprehensive Plan. This practice will, in turn, provide the City with an on-going current projected schedule of improvements. Beginning in December, 2007 State planning law requires that capital improvement program be updated on an annual basis. Both the short range (1-5 Years) and long range (6-10 Years) estimated schedules are provided as an Addendum to this CIE section.

Capital Improvement Project Overview

The current CIE of the Comprehensive Plan established a five (5) year CIP for the General Fund, Capital Projects Fund, the Water Plant. The capital improvement projects identified in the City Capital Projects Fund are related to transportation facilities (roads, bridges and landscaping), stormwater management facilities, and recreation facilities. Many of these projects were accomplished while others were carried over to subsequent years.

Major infrastructure systems including sanitary sewer, potable water, stormwater management facilities, roadways, solid waste, and recreation and open spaces are currently in place to meet existing demands. With the limited growth projected for the 5 and 10-Year planning periods, these public facilities are expected to meet future needs of the community, as well.

The major capital improvement responsibilities of the City are in the operation and maintenance of its local road network, stormwater/drainage system.

Similarly, the City requires local street, drainage, sewage collection, and potable water distribution systems improvements, as required by the application of Dania Beach Level of Service Standards, of any development necessitated by such development. This has been, and continues to be, standard procedure for new development.

Regarding facilities in coastal areas, City expenditures in high hazard coastal areas shall be limited to 100% of those post disaster improvement costs for facilities over which Dania Beach has operational responsibility (e.g. potable water systems and public streets and recreational facilities).

Concurrency Management System

Level of service standards are indicators of the extent or degree of service provided by, or proposed to be provided by, a public facility based on and related to the operational characteristics of the facilities.

The continued goal of the City is to maintain a consistently high quality of services to the residents, while protecting the assets, the level of service, and the quality of life that the residents have come to expect.

The City's Capital Improvement Schedule includes facilities that promote public health and safety and all facilities for which the level of service standard has been adopted: sanitary sewer facilities; solid waste facilities, stormwater facilities, potable water facilities, transportation facilities, and park facilities. The Capital Improvement Schedule may also include other facilities that enhance the quality of life for City residents.

The following level of service standards should be adopted and used as the basis for determining the availability of facility capacity and the demand generated by a development. For each facility, LOS is a measure of the relationship between demand for the service and capacity of the facility. Capacity is measured differently for each type of facility. These LOS Standards are presently established in the CIE of the City of Dania Beach Comprehensive Plan.

Concurrency Requirements

The State of Florida Legislature made significant changes in 2011 to the Growth Management Act of 1985. Sections 9J-5 and 9J-11.023, of the Florida Administrative Code were repealed, with portions of both rules incorporated into the new 2011 Community Planning Act. Among the changes, "concurrency" was made voluntary.

Concurrency requires that each facility within the geographic scope of a proposed project's impact have sufficient capacity to accommodate the project's demand. If capacity is not available, the project cannot be approved. Developers must exhibit that all requirements can be met and that the LOS Standards adopted in the Comprehensive Plan will be satisfied before any development order or permit is issued by the City.

In order to maintain an adequate level of service for City facilities, the Future Land Use Plan, financial analyses, and level of service standards should serve as the basis for reviewing development applications. LOS standards affect the timing and location of development by guiding development to areas where facilities have sufficient capacity and away from areas with insufficient capacity. The standards are administered through the concurrency management system. The LOS standards are depicted in Table 9-1.

Moreover, no development permit shall be issued unless the public facilities necessitated by the project (to meet level of service standards) will be in place concurrent with the impacts from the development. During the site plan review process developers are required to provide evidence that service providers have available capacities to serve the proposed development.

Letters from those service providers must be provided as part of the application and review process.

Table 9-1. Level of Service Standards

Public Facility	Level of Service (LOS) Standards
Sanitary Sewer	150 gallons/capita/day
Solid Waste (1)	8.9 lbs/unit/day.
Potable Water	Residential: 150 gallons/capita/day
	Non-Residential: 100 gallons/day
	Storage capacity: 5.04 MG
Stormwater Management	10 year, one-day storm event
Transportation	Two-way peak hour volumes LOS "D" standard
Recreation and Open Space	Neighborhood parks: 3 acres/1000

Prior to the issuance of a development order or a building permit, the Concurrency review shall establish the following:

- Finding on the impacts created by the proposed development
- Finding as to whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted Level of Service
- Finding of facility(s) improvements or additions that are required to ensure the finding of concurrency; and
- Finding of the entity responsible for the implementation of all required facility(s) improvements or additions

Only sanitary sewer, solid waste, drainage (stormwater management facilities), and potable water are subject to the voluntary statutory concurrency requirements. The City, along with Broward County and other municipalities in the county, has opted to continue concurrency requirements for transportation and for other components of the concurrency management system.

For School Concurrency, the County and qualified municipalities decided to sign a Public Schools Interlocal Agreement for Coordinated School Planning. Chapter 163.31777(3), F.S., Public Schools Interlocal Agreement, provides criteria for municipalities to qualify for exemption.

Summary of Major Capital Projects and Facilities

The following sections provide a summary of major capital improvement projects for the 5-year planning period FY 2024-2028. The projects are organized according to capital facilities in the LOS Standards Table.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge

As noted in the element, the City of Dania Beach has made substantial improvements for these basic infrastructural needs. The limited areas of line upgrading which have been identified are planned to occur with development of those areas.

Solid Waste

The City contracted with a private company for a disposal facility in the southwestern part of Broward County. This facility is constructed and serves the solid waste needs of the community at the adopted level of service well beyond the year 2010.

Natural groundwater aquifer recharge

Natural groundwater aquifer recharge does not inherently require any capital improvements per se. The wells that serve the City of Dania Beach are part of the Broward County Regional Wellfield System. Broward County is responsible for maintaining and permitting these wells. The City of Dania Beach complies with all Broward County regulations regarding wellfield protection and the uses occurring within those areas. In the event of an occurrence which damages the groundwater the causes of the problem will be determined and the financial responsibility of correcting the problem will be borne by the responsible party.

Drainage

The City has made improvements to the drainage system required to meet the adopted levels of service. Areas developed in the future will be required to provide adequate storm water management improvements required to meet the adopted level of service.

Ocean Park Drainage Improvements Project:

Ocean Park Drainage Improvements Project was recently completed. After moderately heavy rain and during periods of King Tide, sections of the parking area and roadway were impassable for pedestrians. These conditions adversely affected visitors to the pier, the Quarterdeck Restaurant, and the beach. In February 2020, the City Commission authorized Craven Thompson and Associates to design drainage improvements. In February 2021, the City Commission awarded A.D.A. Engineering, Inc. to construct drainage improvement consisting of installing over 800 linear feet of new drainage pipe, new inlets, and new tidal valves.

This park's drainage project addresses flooding from stormwater and King Tide events on the north end of Ocean Park. The project was designed to move floodwaters south and connect with the existing drainage system via a new drainage pipe. In addition, a new tidal valve prevents Whisky Creek from flowing into the drainage system during King Tide periods.

SW 52nd Street Stormwater Improvement Project:

SW 52nd Street is a low-lying road within the western limits of Dania Beach consisting primarily of single-family homes with frontages that frequently food even during moderate rain events due to a lack of stormwater infrastructure. A study was conducted to recommend stormwater improvements to alleviate flooding. The City has invested in Phase I improvements currently being constructed along SW 43 Terrace that discharge stormwater to a nearby lake. The SW 52nd Street Project is in the next phase to build infrastructure along that street, connecting to the Phase I improvements. Planned improvements include the installation of drainage pipes and inlets as well as regrading swales along 2,000 linear feet of SW 52nd Street, from State Road. 7 east to SW 40th Avenue. The project is 100% designed, shovel-ready and has all required permits. The cost estimate for this project is $1,000,000. The City will request $500,000 in funding and will provide a $500,000 cash match for the project.

NW 2nd Avenue Drainage Pipe Replacement:

Replace a corroded metal drainage pipe along NW 2nd Avenue with a more resilient and larger pipe. Nineteen hundred linear feet of corrugated metal drainage pipe on NW 2nd Street failed from corrosion.

Tidal Valves - Stormwater System:

Many of the City's stormwater outfalls adjacent to the canals and other bodies of water get surcharged during heavy rain and king tides. The project will install backflow valves on outfall pipes to prevent tidal water.

Dania Cove / SW 25 Terrace:

Dania Cove / SW 25 Terrace Drainage Improvement was completed in October 2021. This is a residential drainage project that addresses flooding from stormwater on the north end of SW 25 Terrace. The project consisted of recontouring the road and installing drainage structures to direct stormwater to retention areas in the park. In addition, new curb and gutter was installed, drain inlets were added and the roadway was re-paved. Prior to the project's completion, the roadway, parking area, and entrance to Dania Cove Park would flood during periods of just moderate rain. The flooding usually blocked access to the park. In March 2020, the City Commission authorized an engineering consultant, Calvin Giordano and Associates to design drainage improvements, which was followed by the construction phase which began in April 2021 and was completed in October.

Sanitary Sewer

Sanitary sewer service is provided through a large user agreement with the City of Hollywood. The existing contract reserves adequate plant capacity to meet the adopted level of service through the five-year planning period. The City has an ongoing infiltration/exfiltration study to identify leaks in the distribution system. This program is designed as a cost saving measure but is not required to meet the adopted level of service.

Lift Stations 4, 11, and 12 Reconstruction:

This project would demolish and rebuild sanitary sewer lift stations 4, 11, and 12. The pump stations will be made resilient by increasing the pump capacity and adding an emergency generator. The lift stations are currently 100% designed.

Redundant Force Main Connection to Hollywood:

Design and construction of second Sewer Force Main connection to the City of Hollywood to provide for redundancy for the utility.

Sanitary Sewer Collection System Improvements:

The City includes funding each budget year for recurring maintenance and improvements to the sanitary sewer collection system. On-going maintenance will be scheduled as warranted.

Potable Water

Existing potable water facilities in combination with the interlocal agreements are adequate to meet the City's service area demands at the adopted of service through the current planning period. Capital improvements to the system may be identified in the next update to the five-year Capital Improvements Element.

Nano-Membrane Chemical Area Upgrade:

The chemical area in the nano plant requires an upgrade from its original construction in 2009. This is a routine anticipated upgrade.

Replacement Pumps for the Lime Water Treatment Plant:

Some pumps in the lime water treatment plant need replacement. The lter backwash pump is estimated to cost $200,000.00. The plant also needs 2 lime slurry pumps at an estimated total cost of $150,000.00.

Water Plant Chemical Feed Area Repair:

The lime softening plants chemical feed area needs an update and requires an upgrade.

The Comprehensive Plan for the City of Dania Beach identifies certain capital improvement needs within the Sanitary Sewer, Potable Water and Drainage Elements of the Comprehensive Plan. The following table will identify capital improvements necessary to maintain the adopted levels of service; the type of facility, the anticipated cost and the timing for the improvement for each element.

The following tables identify numerous City projects for fiscal years 2024-2028.

Department	Project Number	Request Title	Project Total	To Date	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Beach		Beach Parking Paving	$800,000.00		$800,000.00					$800,000.00
Total Beach			**$800,000.00**	**$0.00**	**$800,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$800,000.00**
Community Development		Electronic Permitting, Plan Review and Inspections Software System	$496,000.00		$496,000.00					$496,000.00
		Building Department Renovations	$653,240.00	$353,240.00	$300,000.00					$653,240.00
Total Community Development			**$1,149,240.00**	**$353,240.00**	**$796,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,149,240.00**
Construction-Maint.		Restoration of Historic Nyberg Swanson House and Women's Club	$2,800,000.00		$1,500,000.00	$1,300,000.00				$2,800,000.00
		Women's Club Historic Renovation	$972,000.00		$972,000.00					$972,000.00
		Climate Controlled Storage Container	$200,000.00		$200,000.00					$200,000.00
		Pier and Buildings Repairs	$625,000.00		$625,000.00					$625,000.00
		Beachside Restroom Improvement Project	$150,000.00		$150,000.00					$150,000.00
		Fire Rescue Emergency Operations & Administration Facility	$6,300,000.00			$6,300,000.00				$6,300,000.00
		Dune Walkover	$150,000.00		$150,000.00					$150,000.00
Total Construction-Maint.			**$11,197,000.00**	**$0.00**	**$3,597,000.00**	**$7,600,000.00**	**$0.00**	**$0.00**	**$0.00**	**$11,197,000.00**
Fleet Management		Stormwater Vehicles and Heavy Equipment	$110,000.00		$110,000.00					$110,000.00
		Sewer Vehicles and Heavy Equipment	$225,000.00		$225,000.00					$225,000.00
		Water Fund Vehicles and Heavy Equpment	$65,000.00		$65,000.00					$65,000.00
		New and Replacement Vehicles and Equipment	$966,000.00		$966,000.00					$966,000.00
Total Fleet Management			**$1,366,000.00**	**$0.00**	**$1,366,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,366,000.00**
Parks and Recreation		Boisy Waiters Park Master Planning	$100,000.00	$0.00	$100,000.00					$100,000.00
		Chester Byrd FRDAP Grant Funding Match	$750,000.00		$750,000.00					$750,000.00
		PJ Meli Aquatic Center Master Plan Design	$1,000,000.00	$0.00	$1,000,000.00					$1,000,000.00
		Olsen Middle School Design Concept	$3,500,000.00	$0.00	$500,000.00	$3,000,000.00				$3,500,000.00
Total Parks and Recreation			**$5,350,000.00**	**$0.00**	**$2,350,000.00**	**$3,000,000.00**	**$0.00**	**$0.00**	**$0.00**	**$5,350,000.00**
Pier Operation		Pier Elevator Replacement Project	$135,000.00		$135,000.00					$135,000.00
Total Pier Operation			**$135,000.00**	**$0.00**	**$135,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$135,000.00**
Public Services		Bus Stop Improvements	$30,000.00		$30,000.00					$30,000.00
		Griffin Marine Park Boat Ramp and Dock Replacement	$500,000.00			$500,000.00				$500,000.00
		Oasis Neighborhood Improvement Program	$1,080,000.00		$270,000.00	$270,000.00	$270,000.00	$270,000.00		$1,080,000.00
Total Public Services			**$1,610,000.00**	**$0.00**	**$300,000.00**	**$770,000.00**	**$270,000.00**	**$270,000.00**	**$0.00**	**$1,610,000.00**

Department	Project Number	Request Title	Project Total	To Date	FY2024	FY2025	FY2026	FY2027	FY2028	Total
Recreation		Mullikin Park Grant Funding Additional Funding	$200,000.00	$0.00	$200,000.00					$200,000.00
Total Recreation			**$200,000.00**	**$0.00**	**$200,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$200,000.00**
Sewer Utility		Sanitary Sewer Collection System Improvements	$1,525,000.00		$305,000.00	$305,000.00	$305,000.00	$305,000.00	$305,000.00	$1,525,000.00
		Lift Stations 4,11, and 12 Reconstruction	$5,000,000.00		$5,000,000.00					$5,000,000.00
		Redundant Force Main Connection to Hollywood	$1,300,000.00	$0.00	$100,000.00		$1,200,000.00			$1,300,000.00
Total Sewer Utility			**$7,825,000.00**	**$0.00**	**$5,405,000.00**	**$305,000.00**	**$1,505,000.00**	**$305,000.00**	**$305,000.00**	**$7,825,000.00**
Stormwater Mgmt		SE Drainage Project Phase II	$8,000,000.00			$8,000,000.00				$8,000,000.00
		Tidal Valves - Stormwater System	$250,000.00		$250,000.00					$250,000.00
		NW 2nd Avenue Drainage Pipe Replacement	$2,000,000.00		$2,000,000.00					$2,000,000.00
Total Stormwater Mgmt			**$10,250,000.00**	**$0.00**	**$2,250,000.00**	**$8,000,000.00**	**$0.00**	**$0.00**	**$0.00**	**$10,250,000.00**
Streets Maintenance		Roadway & Alleyway Repaving Program	$2,750,000.00		$550,000.00	$550,000.00	$550,000.00	$550,000.00	$550,000.00	$2,750,000.00
		Corridor Master Plan	$2,623,000.00		$772,000.00	$634,000.00	$467,000.00	$750,000.00		$2,623,000.00
		Digital Speed Limit Signs	$60,000.00		$60,000.00					$60,000.00
		Median Electrification Improvements	$500,000.00		$500,000.00					$500,000.00
		Citywide Street Lighting Improvement Program	$1,600,000.00		$1,600,000.00					$1,600,000.00
		Sidewalk Assessment Tier 2 Repairs	$2,000,000.00		$500,000.00	$500,000.00	$500,000.00	$500,000.00		$2,000,000.00
		NW 1 Street FDOT LAP Project	$2,806,761.00		$405,000.00		$2,401,761.00			$2,806,761.00
Total Streets Maintenance			**$12,339,761.00**	**$0.00**	**$4,387,000.00**	**$1,684,000.00**	**$3,918,761.00**	**$1,800,000.00**	**$550,000.00**	**$12,339,761.00**
Water Plant		Replacement Pumps for the Lime Water Treatment Plant	$350,000.00		$350,000.00					$350,000.00
		Water Plant Chemical Feed Area Repair	$150,000.00		$150,000.00					$150,000.00
		Nano-Membrane Chemical Area Upgrade	$500,000.00		$500,000.00					$500,000.00
		Water Plant HVAC Equipment Replacement	$12,000.00		$12,000.00					$12,000.00
Total Water Plant			**$1,012,000.00**	**$0.00**	**$1,012,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,012,000.00**
Water Utility		Water Distribution Improvements	$850,000.00		$170,000.00	$170,000.00	$170,000.00	$170,000.00	$170,000.00	$850,000.00
		Membrane Replacement	$600,000.00			$600,000.00				$600,000.00
		NW/SW 1 Avenue Water Line Improvement Project	$300,000.00		$300,000.00					$300,000.00
Total Water Utility			**$1,750,000.00**	**$0.00**	**$470,000.00**	**$770,000.00**	**$170,000.00**	**$170,000.00**	**$170,000.00**	**$1,750,000.00**
Total Departments			**$54,984,001.00**	**$353,240.00**	**$23,068,000.00**	**$22,129,000.00**	**$5,863,761.00**	**$2,545,000.00**	**$1,025,000.00**	**$54,984,001.00**

Public Education and Health Systems

The following will identify the geographic service area and the location of major system components for public education and public health which are situated within the City of Dania Beach Jurisdiction.

Public Education

Dania Beach is fortunate to have several schools situated within the jurisdictional limits of the City. The following list identifies those schools. It is important to note, however, that the School Board of Broward County is responsible for the public education system in the county including the City of Dania Beach.

School Name

- Collins Elementary
- Dania Beach Elementary
- Olsen Middle School

The service area for Dania Beach Elementary generally includes the area east of the FEC Railroad. Collins Elementary serves the balance of the City. Olsen Middle serves the majority of the City with some students attending Attucks Middle. South Broward and Hollywood Hills High Schools serve the City and are located within 2 miles of the City limits.

Public Health System

The primary public health system serving the City of Dania Beach is the South Broward Hospital District whose principal offices are located at Memorial Hospital in the City of Hollywood. Memorial Hospital (an eight hundred (800) bed facility) which is situated at North 35th Avenue and Johnson Streets serves the majority of South Broward and provides indigent care at the present time for the residents of the City of Dania Beach.

Revenue Sources

The following will describe the various revenue sources and mechanisms which are available for capital improvement financing requirements of the City of Dania Beach.

1. Ad Valorem Taxes
2. Revenue Bonds
3. Florida State Funds
    a. Department of Natural Resources
    b. Department of Transportation
    c. Department of Commerce
    d. Department of Environmental Regulation
4. Federal Funds
    e. Department of Transportation

f. Department of Interior

5. Gas Taxes

g. State

h. County

6. County Funds

7. Fees

i. Parks and Recreational

8. Licenses and Permits

9. Interest Income

10. Sales Tax

Local Practices

The City of Dania Beach guides the time and location for capital improvements which are required by growth and development within the community. The following will outline the current local practices:

1. Growth trends and demands for services are determined by each department with input from the Community Development Department

2. Departments submit recommendations for capital improvements

3. City Manager/Finance Director consider impacts related to supplemental funding and responsibilities outside the City's purview such as state funding, federal funding and their related and mandates and requirements

4. City Manager makes recommendation to City Commission for enactment and budgeting per the City Charter.

<u>Timing and Location</u>

The entire premise of the City of Dania Beach Comprehensive Plan has been and continues to be the provision of public facilities to support efficient land development is estimated to increase on a 5-10% per annum bases due to the expansion of the tax base with new non-residential construction within the community. The millage rate which is based upon a 100% assessment is only predicted to increase at a 1% per annum rate because of the expansion of the present tax base.

The City of Dania Beach maintains a very low debt/service ratio in comparison with total expenditures. At the present time the City does not plan to increase this ratio measurably in the foreseeable future. However, there is adequate capacity for a general increase in this ratio if deemed appropriate by the City.

Capital Improvement Financing

The Capital Improvements Element is based upon the anticipated population and projected revenues to occur for the City of Dania Beach. As noted in the Capital Improvements Element and throughout the Comprehensive Plan, the City is experiencing a substantial increase in the development of non-residential properties which are reflective of a higher tax base and lower service demands thereby providing increased projected revenues for the City of Dania Beach. A continuation of this development profile will enable the City to adequately address the capital improvements identified in the Comprehensive Plan to further provide a projection of revenues and obligations which demonstrate the City's ability to ad the present and immediate future capital improvement needs for the City of Dania Beach.

Revenues & Financial Feasibility

Overall priority for fiscal planning shall be those projects that enhance residential neighborhoods, compatible business activities, and redevelopment initiatives, as described in the Future Land Use Element. Priority should also be given to projects that address major safety concerns.

In setting priorities for expenditures to be included in the Capital Improvement Element, the City should use the following criteria:

1. Public safety implications: A project to address immediate threats to public safety will receive first priority.
2. Level of service or capacity problems: Next in priority would be projects needed to maintain the stated Levels of Service.
3. Ability to finance: A third criterion is the budgetary impact.
4. Quality of life projects: The next level of priority shall be given to those projects not in categories 1 or 2 but that would enhance the quality of life for residents of the City.

The plan for capital improvements must be affordable and within the realm of the City's ability to finance. This section recognizes the various forms of revenue presently available to the City as well as potential future sources of revenue during the five-year planning period. The major source of revenue identified in the General Fund continues to be generated from taxes. Ad valorem (property) taxes is, by far, the major tax revenue generated in the City.

The revenues are based on a 4-8% per annual increase and the expenditures are based upon a 2-6% per annum increase. Several new major ad valorem property tax sources have been added to the tax base which will assist the City in controlling the relationship of revenues and expenditures to a greater extent in the future.

Concurrency Management System

Development subject to adequacy determination

For plats, replats, site plans, or building permits where the property is unplatted or was platted, with plat approval received before March 20, 1979, all development or previously vacant land except that specified below, shall be subject to adequacy determination unless a final development order has been approved prior to November 1, 1989, and construction has commenced and is continuing in good faith.

For plats, replats, site plans, or building permits in Dania Beach where the property is unplatted or was platted, with plat approval received before March 20, 1979, all development of previously improved lands shall be subject to an adequacy determination for the additional capacity that equals the difference between the capacity generated or consumed by the existing development. Existing development shall be construed to include previous development demolished no earlier than eighteen (18) months before the date the application is made may be credited against the current application for capacity to be generated or consumed.

For a replat, an amendment to a note on a plat, or at to place a note on a plat, where property was platted after March 20, 1979, an adequacy determination shall be required for those additional capacities that equal the difference between the previous plat and the replat; or the previous note and the proposed amendment to the note; or the development approved by the county commission at the time of plat approval and the proposed note to be placed on the plat.

Measurement of Capacities

Water and wastewater. Measurement of water and wastewater facilities will be based on design capacities and service flaws. Usage and discharge will be based on the adopted level of service standards. These levels may be amended after consideration and substantiation of engineering studies and/or amendment to the Dania Beach Comprehensive Plan.

Roadways. The procedure for the initial measuring of highway capacities is the Florida Department of Transportation Table of Generalized Daily Level-of-Service Maximum Volumes made available to local government for use from January 1989 through December 1990. Future capacities standards will be issued by FDOT as necessary. The measurement of capacity may also be determined by substantiation in the form of engineering studies or other data Traffic analysis techniques must be technically sound and justifiable as determined by the Broward County Office of Planning and City Engineer. Alterations to capacity on the State Highway Network shall require the opportunity for FDOT review. Measurement of county and state Roads shall be in accordance with the development review requirements (Section 5-182) of the Broward County Land Development Code. Any developments that are determined to be within or create a compact deferral area shall be reviewed in conjunction with Broward County Office of Planning and any other affected agencies to determine if an action plan can resolve the capacity deficiencies.

Drainage. Measurement of drainage facilities will be based on the water management basin design standards. Variations may exist for specific parcels, but the overall effect of an area's drainage system must meet established water management practices criteria.

Solid Waste. Measurement of solid waste shall be based on assumed generation rates and the design capacity of the landfill.

Recreation. Measurement shall be based on net acreage of land that qualifies as fulfilling the public recreation lands requirements of this chapter of the Dania Code of Ordinance.

Maintaining Level of Service Standards

No development activity may be approved unless it meets the following requirements designed to ensure that certain public services are available at prescribed levels of service concurrent with the impacts of the development.

Notwithstanding the foregoing, the adopted levels of service may be degraded during construction of new facilities in a specific area if upon completion of the new facilities the adopted levels of service will be met.

Available capacity of a facility shall be determined by:

Adding together:

a) The total design capacity of existing facilities operating at the required level of service; and

b) The total design capacity of new facilities that will come available concurrent with the impact of the development The capacity of new facilities may be counted only if one or more of the following is shown at the time a development permit is issued;

   i. The necessary facilities are in place, or the development order or permit is issued subject to the condition that the necessary facilities will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.

   ii. Construction of the new facilities is under way at the time of application.

   iii. The new facilities are the subject of a binding and executed contract for the construction of the facilities to be constructed within a period of time as stipulated in the contract or the provision of services at the time the development permit is issued.

   iv. The new facilities have been included in the city/county capital improvement program annual budget.

v. The new facilities are guaranteed in an enforceable development agreement to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order pursuant to Chapter 380, Florida Statutes. Such facilities must be consistent with the capital improvements element of the city/county comprehensive plan and approved by the city/county engineer.

vi. The developer has contributed funds to the city/county necessary to provide new facilities consistent with the capital improvements element of the city/county comprehensive plan. Commitment that the facilities will be built must be evidenced by an appropriate budget amendment and appropriation by the city/county or other government entity.

Subtracting from that number the sign of:

a) The design demand for the service created by existing development; and

b) The new design demand for the service (by phase or otherwise) that will be created concurrent with the impacts of the proposed development by the anticipated completion of other presently approved developments.

c) Burden of showing compliance on developer. The burden of showing compliance with these levels of service requirements shall be upon the developer. In order to be approvable, applications for development approval shall provide sufficient and verifiable information showing compliance with these standards. The Community Development department shall supply concurrency management forms to be completed by the developer.

d) Guidelines for Interpreting and Applying LOS Standards

Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

A. Be consistent with the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element, and the Coastal Management Element and not contribute to a condition of public hazard.

B. Be consistent with the Traffic Circulation Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element; and Parks and Recreation Element and not intensify any existing public facility deficits not envisioned with this plan.

C. Generate public facility demands that may be accommodated by planned capacity increases.

D. Conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element.

E. Accommodate public facility demands based upon level-of-service standards by provision of facilities by the developer or by the City consistent with this element.

F. Be consistent with state and regional agencies and water management district's facilities plans

TRENDS AND CHALLENGES

The continued goal of the City is to maintain a consistently high quality of services to the residents, while protecting the assets, the level of service and the quality of life that the residents have come to expect. It is the result of hard work by the City staff, and fiscally sound, responsible decisions by the City Commission that allow the City to meet service demands while minimizing the financial burden on its residents.

The City's primary focus is providing exceptional municipal services to its residents in the most efficient and cost-effective manner possible. Continued economic challenges require innovative approaches on both sides of the balance sheet. Efforts to expand contractual services to generate additional revenue should continue to be considered.

In order to ensure the level of service requirements for City's public facilities can accommodate existing and project population demands, it is important that the CIP be reviewed by the local government on an annual basis. Modifications to update the five-year capital improvement schedule may be accomplished by the standard ordinance amendment or adoption process.

In addition, the City should prepare to reassess the LOS standards in the future as it experiences growth and evolution. With potential future development or redevelopment, the City must prioritize capital improvement projects in this area to ensure the City's public facilities will continue to meet LOS requirements.

With regard to capital improvement planning, major initiatives include:

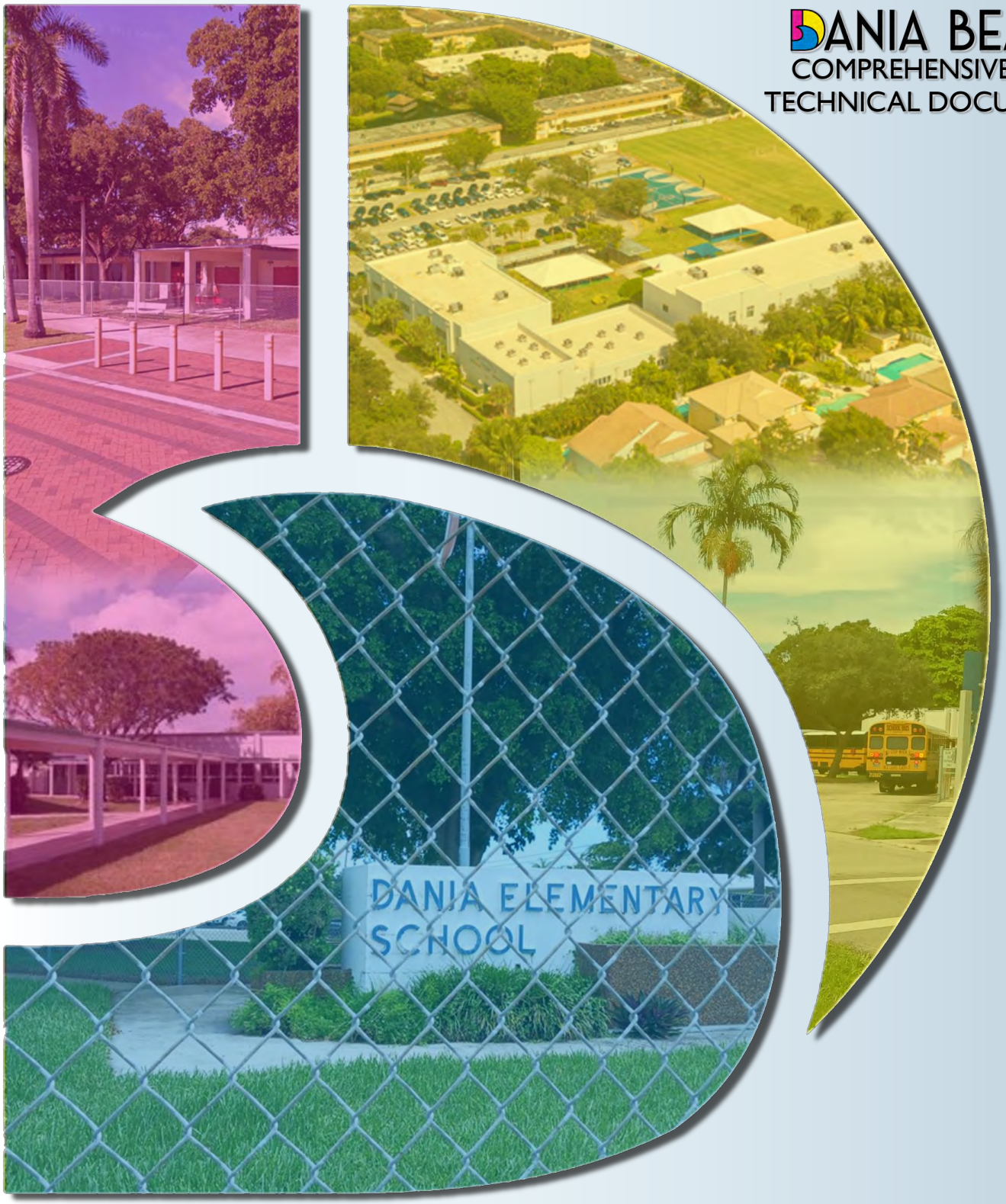
- To fully develop and implement a 5-year capital improvement/capital replacement plan
- To keep on track with maintenance and improvements outlined in a utility revenue sufficiency and rate adequacy study to meet the City's objectives for a sustained high-quality utility service by providing a stable funding plan.

FINAL REMARKS

A comprehensive Five-Year Capital Improvement Plan affords the City the opportunity to strategize on how best to implement and execute capital projects. Furthermore, the CIP constructively reflects current critical needs and projects future critical needs of the City to ensure level of service standards and other needs continue to be met as the City grows and evolves. The development of this plan requires collaboration between the City Manager's Office, City departments, and Budget Team. Additionally, the City must coordinate certain projects with the County and State.

Annual updates to the City's CIP and CIS will help to ensure level of service standards of public facilities continue to be met and any issues that arise be addressed, as the City grows and evolves.

DANIA BEACH
COMPREHENSIVE PLAN
TECHNICAL DOCUMENT



PUBLIC SCHOOL FACILITIES ELEMENT

DATA & ANALYSIS
CHAPTER 10: PUBLIC SCHOOL FACILITIES ELEMENT

INTRODUCTION

Public schools are critical components to the well-being and future of a community. The public school system, its impact on the future of Broward County in its entirety, coordinated school planning among the County, the School District and the municipalities within the County is critical to ensure that school capacity needs are met. Residential development is a primary factor associated with the growth of the public school system. Because of the relationship between residential development and the provision of public schools, the Public School Facilities Element (PSFE) focuses on coordinated planning among the School District, County and local governments to accommodate future student growth need in the public school system.

History and Background

The Florida Legislature repealed mandatory school concurrency in 2011 with the passage of the Community Planning Act. The Community Planning Act shifted significant regulatory discretion to local governments to plan their communities and reduced state oversight in comprehensive planning areas. Under new and revised provisions adopted with the Community Planning Act:

- The requirement for a Public School Facilities Element was deleted.
- State-mandated school concurrency became optional, and;
- Data, analysis, and mapping requirements were relaxed.

With the advent of the Community Planning Act, local governments gained the option to repeal or continue implementing public school concurrency. Local governments who choose to continue implementing it, can do so under provisions set forth in S. 163.3177(1), 163.31777 and 163.3180(6)(a). Sections 1013.33 and 163.31777, Florida Statutes, contain mandates for coordinated planning including an Interlocal Agreement (ILA) between the School Board and applicable local governments.

The County's Interlocal Agreement for School Concurrency was amended in 2017. The agreement created the School Oversight Committee, whose purpose it is to monitor the implementation of the interlocal agreement in Broward County which will coordinate the comprehensive use plan and the school facilities planning program.

Interlocal Agreement for Coordinated Planning

In 2017, the Broward County School Board, the Broward County Board of Commissioners and several municipalities approved an update to their existing the new Interlocal Agreement (ILA) for Coordinated Planning.

Unlike roads, sanitary sewer, solid waste, drainage, potable water, recreation and mass transit, which are the responsibility of local governments, the School Board, by constitutional mandate, has the responsibility of providing educational facilities to meet the needs of current and future students as represented in the School Board's adopted Five Year District Educational Facilities Plan (DEFP). The local governments, therefore, do not have control of the funding sources or the allocation of funds for new or renovated schools which would add student capacity.

Need to Support Public Facilities for Existing and Future Schools

Public & Private Partnerships

The Broward County Public Schools District understands how essential community involvement is to the success of its students. Developing partnerships with private as well as public entities helps to insure that the entire community becomes a part of and enhances the educational process for both K-12 and adult students. The school system has identified community involvement as one of the key areas within the school system's strategic plan. The district believes that community involvement is vital to student achievement.

The district_has launched the Speakers Bureau offering businesses, community groups and organizations the opportunity to have education experts speak about Broward County Public Schools. The Speaker's Bureau is a component of the District's Strategic Communications Plan. It is designed to facilitate an understanding of the purpose, structures, and effectiveness of Broward County Public Schools. This outreach project will increase the dissemination of positive information about the District and enhance relations with the community. The Speakers Bureau takes the dissemination of information to a personal level that allows discussion and encourages community input. The district also coordinates educational programs with the Museum of Discovery and Science, the Broward County Library System, as well as Broward County and local parks and recreation departments.

Student Enrichment in the Arts (SEAS)

The Student Enrichment in the Arts (SEAS) program was formed from collaboration between Broward County Public Schools and the Broward Center for the Performing Arts in March 1990. According to the partnership, the school system has a forty-year rent-free lease, which includes exclusive use of the Broward Center Amaturo Theater during the day throughout the school year. The SEAS program offers a different style of learning by integrating theatrical performances, such as music, dance, and drama into the students' education. Since the inception of the program, over 1.7 million students have attended. The Broward County Public School system and the Broward Center for the Performing Arts continue to be on the cutting edge of education. To complement SEAS, the Reading Residency program was designed to improve reading and verbal understanding for economically disadvantaged students.

EXISTING CONDITIONS

Land Use and Population Growth

The predominant land use in Dania Beach is residential uses, making up 35 % of total City land uses. There is an approximate 50/50 split among residential types between low-density multi-family and single-family. Single family, Multi-family, and some High Density Residential uses contribute significantly to the student population.

Table 10-1. Future Land Use Acreage by Category

FUTURE LAND USE DESIGNATION	TOTAL NUMBER OF ACRES	PERCENT OF TOTAL
Irregular Res Density (10)	43.85	0.98%
Irregular Res Density (15)	4.89	0.10%
Irregular Res Density (17)	4.82	0.10%
Irregular Res Density (21)	2.06	0.05%
Irregular Res Density (23)	11.4	0.25%
Irregular Res Density (49)	4.93	0.12%
Irregular Res Density (50)	5.64	0.14%
Irregular Res Density (6.0)	177.63	3.97%
Irregular Res Density (12-13)	6.36	0.14%
Commercial	286.62	6.39%
Community Facilities	32.86	0.74%
Conservation	169.33	3.77%
Commercial Recreation	9.04	0.22%
Estate Residential	32.55	0.72%
Employment Center	71.98	1.63%
Electrical Generation Facilities	380.33	8.48%
Industrial	512.43	11.46%
Low (3) Residential	8.99	0.20%
Low (5) Residential	580.72	12.96%
Low-Medium (10) Residential	395.14	8.82%
Medium (16) Residential	202.4	4.52%
Medium-High (25) Residential	87.53	1.95%
Parks & Recreation	114.95	2.56%
Regional Activity Center	1059.75	23.65%
Transportation	189.93	4.23%
Utilities	51.96	1.15%
Water	31.79	0.70%
TOTAL ACREAGE	4479.88	100.00%

Source: City of Dania Beach Future Land Use Map

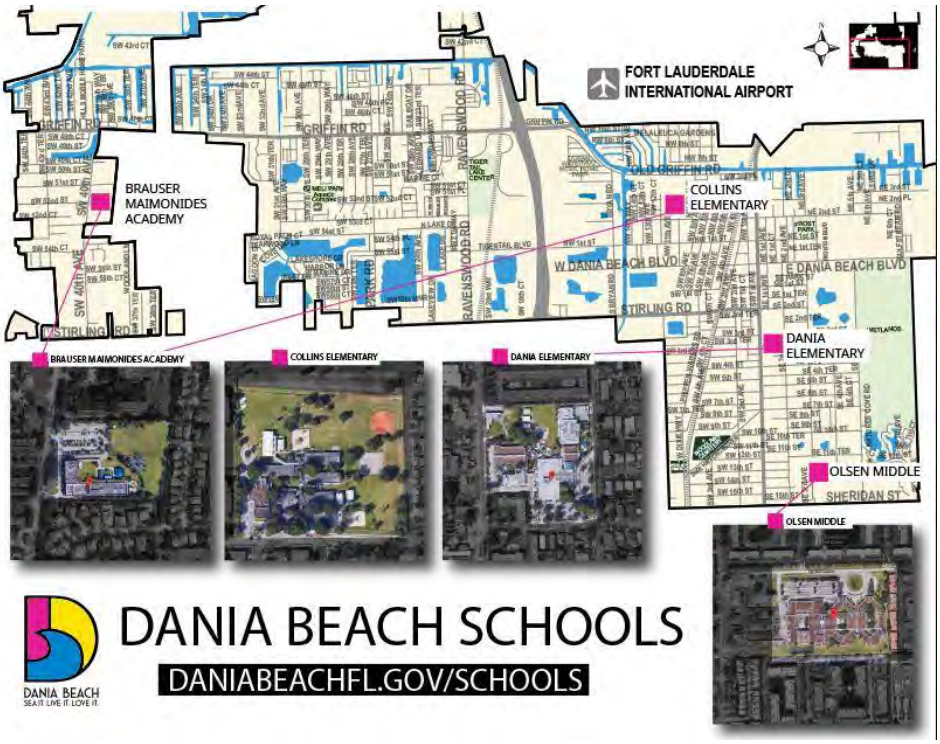
The City of Dania Beach Public Schools

Dania Beach has two elementary schools, and one middle school. The City is also home to Brauser Maimonides Academy, which is a Modern Orthodox Zionistic Jewish Day School. A map of the schools within the City's boundaries surrounding area can be found in the Map Series of this Comprehensive Plan.

Collins Elementary School is a Broward County Public Elementary School located at 1050 NW 2nd Street. Collins Elementary celebrated their 65th anniversary during the 2023-2024 school year and focuses on building strong academic foundations using strategic professional development, sustainable community partnerships, and a consistent school-home connection.

Dania Elementary School is a Broward County Public Elementary School located at 300 SE 2nd Avenue. The school received the Golden School Award for Outstanding Volunteerism for many years, and offers free after-school tutoring, as well as art, chorus, and orchestra activities.

Olsen Middle School is a Broward County Public Elementary School located at 330 SE 11th Terrace. The School is a Title I, iCan (Integrated Career Academic Networks) Magnet Public School committed to providing students with a challenging and rigorous curriculum in a safe and supportive learning environment.



In addition to the schools mentioned above, students and residents of Dania Beach are enrolled in the following Broward County Schools: Bethune Mary Elementary, Oakridge

Elementary, Attucks Middle School, Hollywood Hills High, and South Broward High. The locations for these schools can be found on the Public School Map included in the Comprehensive Plan's Map Series.

School Age and School Enrollment

The following table shows the estimated historic number of school age children during the five years between the 2018 and 2021 based on the American Community Survey 5-Year Estimates. Figures show a 0.2% increase in children under the age of 5. There was an estimated 0.9% decrease in school age children, between ages 5 and 9; while ages 10 and 14 increased by 1.8%, and another slight increase in those 15-19 years old.

10-3 Recent Trend in School Age Children

Subject	City of Dania Beach							
	2018		2019		2020		2021	
AGE	Est %		Est %		Est %		Est %	
Total Population	31,810	100%	32,008	100%	32,125	100%	31,703	100%
Under 5 years	2,208	6.9%	2,254	7.0%	2,250	7.0%	2,244	7.1%
5 to 9 years	1,997	6.3%	2,154	6.7%	1,916	6.0%	1,722	5.4%
10 to 14 years	1,291	4.1%	1,466	4.6%	1,823	5.7%	1,874	5.9%
15 to 19 years	1,321	4.2%	1,215	3.8%	1,045	3.3%	1,466	4.6%

Source: U.S. Census Bureau, 2018-2021 American Community Survey

Housing Characteristics and Development Trends

In 2020, 27.5% of the housing units in Dania Beach were single unit, detached structures. Previously, the number of single unit detached structures was 31.3%. The City did experience a small drop in overall housing units from 2010 – 2020, as noted in the Data & Analysis section of the Housing Element. Despite the reduction of single-family units, there was a slight increase in multifamily units and townhomes. The changes in available housing and the

population of children under 19 decreasing over recent years explains the slight drop in school enrollment that is mentioned in this document.

Despite the change in housing unit type, the percentage of owner-occupied housing units remains stable, albeit there was a slight decrease from 59.1% in 2010 to 48.8% in 2020. The types of housing and availability thereof can have an impact on school enrollment, performance, and the availability of certified teachers.

The City has a decent amount of vacant land available for the creation of new residential units. If workforce housing is provided, this increase in housing stock could increase the number of students enrolled in classes, as well as the number of teachers available. However, and increase in enrollment may result in improvements needed to the subject schools when necessary.

Projected Student Enrollment

School District enrollment projections by overall show a limited increase in student enrollment for Dania Beach. For Collins and Dania Elementary schools, Table 10-4 shown below indicates that there will be a very small increase student enrollment from the 2024 school year to the 2028 school year. Oppositely, the Table shows that Olsen Middle School is projected to experience a decrease in student enrollment during the same time period.

Table 10-4. Planning Area 11 and 14 Projected Enrollment 2024-2028

School	Projected Benchmark Enrollment				
	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Collins Elementary	259	260	266	269	270
Dania Elementary	435	434	440	445	444
Olsen Middle	519	489	490	521	508

Source: Broward County Public Schools Office of the Superintendent, Five-Year Student Enrollment Projections

School Performance

Schools in the City of Dania Beach have some of the lower performing ratings in the County and this poses a challenge for current and future residents of the City. Several of these schools have a high percentage of students receiving free or reduced-price lunches, between 70 and 80% of the students, which reflects the City's poverty levels. Olsen Middle School shows a student/teacher ratio of 20, which indicates the average class size at this school, and gauges potential individual attention for students. Table 10-5 below illustrates more information regarding the Public Schools within the City's boundary.

Table 10-5. School Rating & Data, 2022

Performance	Number of Students	Student / Teacher Ratio	Ethnicity			Rating	Per Pupil Expenditures	Free/ discounted lunch recipients
			African American	Hispanic	White			
Collins Elementary	300	14.2	72.0%	19.0%	3.7%	C	$15,693	82.3%
Dania Elementary	391	13.4	37.6%	36.1%	16.1%	A	$16,428	74.9%
Olsen Middle	681	20	43.6%	36.3%	14.1%	C	$12,139	72.2%

Source: Broward County School District, School Digger

TRENDS AND CHALLENGES

Population Projections

As indicated in Table 10-6 below, permanent population estimates for 2040 are 33,879 people. This translates into an estimated growth rate of approximately 14.3% from 2010 to 2040 in the City's permanent population. As the permanent population grows, the seasonal population grows with it. This seasonal population can greatly impact school enrollment rates should it ever become a majority of the overall population.

The State of Florida's overall population has dramatically increased in recent years, due to the COVID-19 Pandemic and the trend of seasonal residents becoming permanent. Because developable land has become scarce across the State, seasonal units are more likely to be absorbed by demand for year-round living. This population increase has been felt by Broward County, which was projected to experience almost 100,000 additional residents from 2015-2020 (Broward County PFAM 2017).

Table 10-6. Projected Total Population, City of Dania Beach, 2010-2050

Year	2010	2020	2030	2040	2050
Population Projections	29,639	31,723	33,121	33,879	34,371
Seasonal	2,845	4,239	4,400	4,567	4,741
Total:	32,484	35,962	37,521	38,446	39,112

Source: UF Florida Housing Data Clearinghouse. Chen Moore Associates (Seasonal Projection)

These demographic figures indicate a projected increase of only 2,156 new residents by 2040. Based on these projections and the change in school age children show in Table 10-3, the impact on school enrollment from projected growth may not be significant.

In addition, The City's update to their Regional Activity Center (RAC), could impact school enrollment based off of projected increase in population alone. Changes to the RAC have

the potential to increase the City's projected population by 10,000, which could affect school enrollment should the any of the projected population be families.

The School Board of Broward County staff report states that the proposed amendment would generate 1,263 additional students into Broward County Public Schools, consisting of 592 elementary school students, 242 middle school students and 429 high school students. The report further states that Mary M. Bethune Elementary, Collins Elementary, Dania Elementary and Oakridge Elementary, Attucks Middle School and Olsen Middle School, and Hollywood Hills and South Broward High schools are all under-enrolled in the 2021-2022 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2023-2024 school year.

The below Table 10-7 that was included in the recent Regional Activity Center (RAC) land use amendment document shows the benchmark enrollment and gross capacity for the schools in Dania Beach, as well as the schools outside of the City's boundaries that still provide service to the City's residents. Table 16 identifies the total change that would be caused by the proposed changes to the RAC.

Table 10-7 – School Enrollment/Capacity

School	Benchmark Enrollment	Gross Capacity	Over+ Under -
Elementary Schools			
Bethune, Mary M Elementary	416	1217	-801
Collins Elementary	284	408	-124
Dania Elementary	360	626	-266
Middle Schools			
Oakridge Elementary	406	721	-315
Attuck Middle	924	1350	-426
Olsen Middle	743	1238	-495
High Schools			
Hollywood Hills High	1820	2667	-847
South Broward High	2204	2527	-323
Source: SBBC Planning Tool for Enrollment Accessed			

Table 10-8 – School Impact				
		Elementary	Middle	High
Current				
Commercial	30 acres	N/A	N/A	N/A
Proposed				
Single Family/duplex[1] Multi family[2]	317 units 3,683 units	X 0.218 = 69 X 0.142 = 523	X 0.115 = 36 X 0.056 = 206	X 0.167 = 53 X0.102 = 376
Change in Demand		+592 Elementary	+242 Middle	+429 High
				Total Change +1263 STUDENTS
[1]Analysis utilizes most conservation student generation rate: Single family 4 or more BR				
[2]Analysis utilizes most conservative student generation rate: Townhouse 3 or more BR				

It is noted that the School Consistency Review Report is primarily based on the proposed 3,683 "multi-family" dwelling units which are analyzed at the highest student generation rate that is currently "townhouse," although the resulting "multi-family" development will likely result in multi-story type development due to land availability and limitations, which could result in the generation of many fewer students.

The School Board report notes that the existing 1,344-acre Activity Center is subject to an Education Mitigation Agreement, which requires payment of student station costs per dwelling unit permitted by amendments PC 03-6 and PC 09-5. School Board staff recommends that approval of the amendment be conditioned upon updating the existing Agreement to address the anticipated students from the additional proposed 4,000 dwelling units. The City has acknowledged the existing Education Mitigation Agreement and will consider an amendment to same, if it is determined to be necessary.

Regarding impacts to public schools, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Area "1," which is anticipated to have sufficient excess capacity to support the additional students anticipated to be generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. The School Board report further notes that the existing Activity Center is subject to an Education Mitigation Agreement and recommends that approval of the amendment be conditioned on updating said Agreement to address the anticipated students from the additional proposed dwelling units. The City has stated that it will consider an amendment to said Agreement if it is determined to be necessary.

The City's CRA continues encouraging infill and redevelopment, and the City's administration is developing strategies for attracting new industries including the marine industry. Despite attracting new development and redevelopment, the CRA also emphasizes the maintenance of the City's overall character. The City acknowledges that the maximum development potential may not be fully realized in the future due to a variety of factors. They may include limitations imposed by land development regulations,

development costs, availability of adequate infrastructure, etc. Still these initiatives could translate into potential growth that is not only driven by the projection of past trends but incorporates decisive actions for new economic and residential opportunities resulting from the implementation of those initiatives.

All those combined efforts and planning initiatives could not only provide a boost to employment and economic growth but could also attract new residents to the City. Therefore, potentially increasing school age children, which could have a stronger impact on the public and private school system in the future.

Class Size Requirements

Class size reduction is another major issue that the school district is designating financial and human resources on to achieve the constitutional amendment goal. In November 2002, Florida voters approved the Class Size Reduction Amendment. Based on this amendment, the average class size was set at 18 students for Grades PK-3, 22 students for Grades 4-8, and 25 students for Grades 9-12 and was designed to be implemented in three phases.

Teacher Shortage

The Florida Department of Education identified specific areas of certification that are currently the greatest need among teachers statewide. Local communities can use the information provided by the Department of Education to better understand the overall needs of the Public Schools in their areas. In the report it is stated that there is a significant shortage of certified teachers in multiple subjects including English, Exceptional Student Education (ESE), Science-General, Reading, English for Speakers of Other Languages (ESOL), Math, and Science-Physical.

Aside from certified teachers, South Florida is also experiencing a general shortage of teachers because of the increased cost of living in the State. The increased cost of living was caused by the recent mass migration to Florida from all across the U.S., which mostly began during COVID-19 pandemic. The lack of affordable housing and manageable living wages has made it difficult for public servants such as teachers to reside in the state of Florida especially South Florida. If teachers' wages are increased or housing prices become more affordable, then this may attract more certified teachers to the state and city of Dania Beach.

FINAL REMARKS

One of the greatest challenges facing the City from the Educational perspective is the quality of the schools. As shown in Table 10-5 above, public schools in the City show overall low ratings, with some of the highest percentages of minority students. The City can partner with the County, local universities/colleges, government entities, and non-profit organizations to help foster the improve of educational quality for schools in Dania Beach such as grades and help with school curriculum.

In addition, as referenced in the Recreation and Open Space Element, the City has conducted a Parks Master Plan, to help determine programming and properties that are in desperate need of improvement. With this new document, the City can seek additional grants or funding to help finance programming within Broward County Schools and Dania Beach Parks. The additional programming would provide activities for the students currently enrolled in Dania Beach schools, as well as any incoming population from the population boom.

The City's own expectations and actions call for renewed economic and residential growth, as shown in the data shown and analyses for the Future Land Use and Economic Development elements. The City of Dania Beach should partner with Broward County School District to designate a specific parcel or parcels for a potential school or repurposing vacant commercial buildings into additional school facilities, should additional facilities be required in the future.

The City would also benefit from investing in its existing public school facilities. The investment of existing facilities would be less than the expense of creating new facilities, while also creating and nurturing a sense of community. The City should encourage the rehabilitation and updating of buildings, playgrounds, and sports fields within these existing facilities. Dania Beach should also introduce supplemental academic programs to increase the overall performance of the student body.

In order to successfully attract new businesses and industries and their employees is imperative to have a good school system. The City, its residents, and the School District need to address this situation in a holistic manner, by articulating the economic development efforts, as well as reinvestment and rehabilitative initiatives to the existing public school facilities. Such initiatives include repairs and maintenance, updating older buildings, maintaining playground and sports fields, training the existing workforce to match the skills and demands of the businesses and industries expected to locate to the City, as well as advocating for the overall improvement of the public school facilities and educational system for all residents of the City.

Based on the present analysis, the City should continue to implement the following strategies and policies to encourage the enhancement of public school in Dania Beach:

- Continue to partner with public and private entities to enhance the schools in Dania Beach
- Anticipate current and future growth of the City and create a plan for influx student enrollment
- Partner with the school board to implement reinvestment in the crucial local neighborhood schools in the City.

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City of Dania Beach
Community Development Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager

SUBJECT: **TX-007-24** The applicant, the City of Dania Beach, is requesting a text amendment to the City's Code of Ordinances, Land Development Code (LDC) modifying container regulations. (SECOND READING)

Request:
Text Amendment updating and providing more detail on the use of cargo/shipping containers for construction use.

Background:
In April 2023, amendments were made to the Land Development Code to allow containers to be used for construction. As more communities are using shipping containers as a viable option for construction and structures, the City would like to provide the same possibilities establishing regulations and parameters on how to implement them. These changes are similar to the regulations found in the City of Lakeland, Florida.

The regulations will remove the current requirement of a Special Exception approval for the implementation of shipping containers in construction and provide design standard details for residential and commercial occupancy purposes for primary or accessory use.

This application requires the Planning & Zoning Board to make a recommendation to the City Commission. This application will then require two (2) readings at the City Commission.

Planning and Zoning Board Previous Action
The item is scheduled for June 20, 2024, Planning and Zoning Board meeting. City staff will provide the results of the Planning and Zoning Board action at the City Commission meeting.

City Commission Previous Action
This item was unanimously approved at the June 25, 2024, City Commission meeting on first reading.

Budgetary Impact
n/a

Recommendation
The Community Development Department recommends that the City Commission approve the text amendment on this second reading.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, "LAND DEVELOPMENT REGULATIONS" AT PART 1. ENTITLED "USE REGULATIONS", ARTICLE 105 ENTITLED "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS"; AT SECTION 105-90, ENTITLED "OUTDOOR STORAGE CONTAINERS", PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission desire to amend the Land Development Code in order to provide for clarified standards as to when a shipping container can be used as a building or habitable structure, and to include those standards in the City's Code; and

WHEREAS, the City desires to modify Chapter 28 of the Land Development Regulations to amend Section 105-90, entitled "Outdoor storage containers".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the preceding "WHEREAS" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2 That Chapter 28 of the City's Code of Ordinances entitled "Land Development Regulations", to amend Article 105, entitled "Use and regulations for residential and open space zoning districts", to read as follows:

CHAPTER 28

LAND DEVELOPMENT REGULATIONS

PART 1. USE REGULATIONS

ARTICLE 105 – USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS

* * *

Sec. 105-90. Outdoor storage containers.

(A) *Purpose and intent.* It is the purpose and intent of this section to restrict the use of outdoor storage containers in order to promote and protect the appearance of the city and the public health, safety and welfare.

(B) *Definitions.* For the purpose of this section, the following terms are defined:

(1) *Containers*, traditionally made from steel and having close-top, hinged doors may be used as modular building elements forming the structure of a building.

(2) *Storage container* means any steel cargo container, or any similar container designed and intended for transporting materials on ships, trains, or trucks from one (1) location to another.

(3) *Temporary portable container* means any container or receptacle, other than a storage container as defined above, designed for and used outdoors for the temporary portable storage of personal property. Temporary portable containers are ordinarily rented or leased to owners or occupants of real property and are placed and removed by means of a truck or other motor vehicle. Temporary portable containers do not have wheels or any other device or mechanism that raises any part of it above the surface upon which it is located.

(C) *Permitted storage containers.* A storage container is permitted only as follows:

(1) Storage containers are permitted within zoning districts that specifically permit outdoor storage, in which cases subsections (E) through (G) shall not apply.

(2) Municipal or other governmental agencies may place a storage container upon a public property within any zoning district, in which cases subsections (E) through (G) shall not apply.

(3) Not-for-profit charitable organizations, as well as authorized vendors, affiliates, or agencies of such organizations may place a storage container upon a lot as an accessory structure and use to a principal building and use, within a commercial or industrial zoning district, subject to subsections (E) through (G), including the requirement of subsection (F)(3) that a storage container to be located in the community redevelopment area shall require approval as a special exception use in accordance with article 630.

(D) *Permitted temporary portable containers.*

(1) A temporary portable container is permitted only as follows:

(a) A temporary portable container is permitted upon a lot occupied by a single-family or two-family dwelling. The container shall only be located on a front yard driveway.

(b) A temporary portable container is permitted upon a lot occupied by a multiple-family dwelling or townhome. The container must be placed entirely within a single paved and striped parking space.

(c) Temporary portable containers are permitted on any lot where outdoor storage is specifically permitted by the applicable zoning district, in which cases subsection (E) shall not apply.

(2) *Temporary portable container permits.*

(a) A permit is required prior to placement of a temporary portable container upon any property. Permit application requirements shall be established administratively. The city commission may establish and update temporary portable container permit fees by resolution from time to time. The temporary portable container permit fee shall be waived for applications submitted during the sixty-day period following a named

hurricane event which significantly impacts the city, as determined by the city manager. The container shall not be placed upon the property until the application is approved.

(b) A copy of the permit shall be conspicuously displayed on the container, within a clear weatherproof pouch.

(c) A permit to place a temporary portable container on a lot shall be issued not more than one (1) time per calendar year, and shall not be valid for more than thirty (30) consecutive days.

(d) The city commission may consider a waiver to these requirements upon demonstration of a hardship that is not self-created and which the commission determines will not be detrimental to the adjacent community. An application for waiver must be authorized by the property owner, and shall be accompanied by a nonrefundable waiver application fee to be established by resolution of the city commission from time to time.

(e) Despite the time limitations provided in this section, all temporary portable containers must be removed immediately from all lots where placed upon the issuance of a hurricane warning by the National Hurricane Center of the National Oceanic and Atmospheric Administration National Weather Service. The obligation to cause removal of the container rests with the owner of the site who shall sign a notarized statement to that effect, which must be submitted as part of all applications for temporary portable containers.

(E) *Maximum size and number of storage containers and temporary portable containers.*

(1) No temporary portable container shall exceed one hundred sixty (160) square feet and ten (10) feet in height.

(2) No more than one (1) temporary portable container may be placed upon a lot, except as provided in [subsection] (6), below.

(3) No storage container shall be allowed in the community redevelopment area unless approved as a special exception use in accordance with article 630. Additional conditions may be established by the city commission when granting a special exception under this subsection, based on site considerations and potentially resulting impacts upon the surrounding area or zoning district where the subject property is located, in accordance with section 630-50(B).

(4) The director of community development may authorize two (2) or more temporary portable containers on industrial zoned lots, and may authorize two (2) or more storage containers that may exceed the size limitation in [subsection] (4) above, upon making all of the following determinations:

(a) That the lot affords sufficient space for placement of the container;

(b) That adequate parking and building access remain available on the site; and

(c) That the adjacent property owner(s) do not have an objection to additional storage containers, as evidenced by written letter of no objection to the city.

(F) *Storage and temporary container restrictions.* This subsection applies to both storage containers and temporary portable containers unless otherwise provided.

(1) All storage containers shall provide the same setbacks as a principal building. Temporary portable containers shall be set back a minimum of five (5) feet from all street lines and property lines. Both storage containers and temporary portable containers shall not obstruct access to any building.

(2) Display of signage on any container is prohibited, other than the name, address and telephone number of the container owner, permanently affixed to the container.

(3) Containers shall be kept in good condition, well-painted, free from rust, discoloration, graffiti, holes and cracks.

(4) If the container is capable of self-locking upon being closed, it must provide an emergency release device inside the entrance, visible in the dark, useable by a small child, in case anyone were to be accidentally locked inside.

(5) The container shall not be used to store goods that are, or appear to be, destined for wholesale or retail purposes.

(6) No hazardous substance of any type whatsoever shall be stored within any container.

(7) Only personal property owned by the site owner or occupant shall be stored in a temporary portable container.

(8) No owner or occupant of a site shall be issued a permit if any outstanding city liens are unpaid or code enforcement proceedings are pending pertaining to the site, the owner or the occupant.

(9) A representative of the city shall be afforded immediate access upon request to determine if the contents of the container comply with the restrictions of this section.

(10) Storage containers shall be anchored pursuant to Section 161.21, "General Design Requirements" of the Building Code.

(11) Storage containers shall be completely screened on all sides by one (1) or more of the following, as approved by the director:

(a) Walls or opaque fences with a minimum height of six (6) feet;

(b) Hedges with a minimum height of five (5) feet; or

(c) Any combination of walls, opaque fences, or hedges.

(G) *Containers.* A container may be utilized ~~and may be used~~ as modular building elements forming the structure of a building for any permitted use provided the following applicable criteria:

~~(1) Applicant must apply for and obtain special exception approval, as is required under the criteria contained in article 630 of this Land Development Code.~~

Applicant must apply for and obtain site plan approval, as is required under the criteria contained in article 635 of this Land Development Code (LDC). <u>Single-family dwellings will be reviewed through the building permit process since these are exempt from the site plan process per LDC Section 635-30.</u>

1. Dwelling Unit

a. Containers may be used as dwelling units on properties located in residential zoning districts.

b. The use of containers as dwelling units shall be contingent upon architectural modifications being made to the exterior of the structures. Such modifications shall include the use of materials appropriate for residential use.

c. For properties zoned for multi-family uses, site plan approval must be obtained, as is required under the criteria contained in Article 635 of this Land Development Code.

d. All other development standards shall be in accordance with the underlying zoning district in which the property is located.

e. Containers used for accessory structures purposes in residential districts must follow the regulations from LDC Sections 215-90 and 220-70.

2. Non-Residential Main Buildings Uses:

a. Properties located within the noise contour from the airport must provide sound mitigation to the surrounding properties.

b. Design and Performance Standards. All applicable design regulations per the zoning district the site is located must be incorporated, in addition to the following:

1. All shipping containers used as principal structures shall be treated, painted, and maintained in good condition at all times with no visible structural damage, corrosion, or graffiti.

2. Containers used for commercial uses shall be modified and enhanced through the use of architectural features such as commercial doors and windows, awnings, outdoor lighting, seating, and landscaping planters. The Community Development Director or designee will decide if the proposed modifications meet the design criteria standards established per district.

3. Signage shall be limited to building-mounted signs with a maximum sign area not to exceed five (5) square feet total as per the incidental sign regulations.

3. Non-Residential Accessory Uses:

a. Containers used as an accessory building for commercial use shall be located in accordance with the setbacks applicable to the principal structure on the lot or parcel on which they are located.

b. Containers used as accessory structures shall not be located within any required off-street parking spaces, vehicle driveways or drive aisles, fire lanes, or pedestrian facilities.

c. All shipping containers used as accessory structures shall be treated, painted, and maintained in good condition at all times with no visible structural damage, corrosion, or graffiti.

* * *

Section 3. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 6. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on _____, 2024.

PASSED AND ADOPTED on second reading on _____ 2024.

First Reading:
Motion by: _____

Second by: _____

Second Reading:
Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____	_____
ELORA RIERA, MMC	ARCHIBALD J. RYAN IV
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ❑ **Administrative Variance**
- ❑ **Land Use Amendment**
- ❑ **Plat**
- ❑ **Rezoning**
- ❑ **Site Plan**
- ❑ **Special Exception**
- ❑ **Variance**
- ❑ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: 02/08/2024

Petition No.: TX-007-24

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** CITY OF DANIA BEACH

Address of Applicant: _____

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text Amend to Sec.105-90(g) for the use of shipping containers
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 8th **DAY OF** February**, 20**24

By:

Eleanor Norena.
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____

(Signature of Notary Public – State of Florida.**)**

IBEL LARIOS IBARGUEN
Notary Public - State of Florida
Commission # HH 117069
My Comm. Expires Apr 13, 2025
Bonded through National Notary Assn.

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

City of Dania Beach
Community Development Memorandum

DATE: 7/9/2024

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, AICP, Deputy Director
Claudia Viviana Batista, Senior Manager
Jonathan Cady, Planner

SUBJECT: **TX-097-23:** The applicant, the City of Dania Beach, is requesting a text amendment to the City's Code of Ordinances, Land Development Code (LDC) establishing artificial turf regulations. (Second Reading)

Request:
The Community Development Department is requesting an amendment to the City's Land Development Code (LDC) to establish artificial turf regulations for residential, commercial, and industrially zoned districts.

Background:
This item was unanimously approved at the May 14, 2024, City Commission meeting on first reading. At that meeting, and the following meeting on June 11, 2024, the City Commission requested amendments to refine the details regarding the installation at a tree drip line. The ordinance has been amended to prohibit installation of turf material within one foot (1') of the base of any tree trunk. Installations shall leave space to not conflict with existing exposed structural surface roots near the base of the tree, consistent to generally accepted arborist standards.

Due to recent flash flooding across the region, Code Enforcement has intensified efforts against lots that fail to meet the pervious requirements. As more residents speak with Community Development staff about their violations, they consistently ask if there is an alternative to grass for meeting pervious requirements. Grass requires a great deal of maintenance and is easily damaged. Other local municipalities such as; Lighthouse Point, Cooper City, Delray Beach, and Oakland Park have faced similar challenges and are addressing them by incorporating artificial turf as a pervious option into their LDC.

Currently, the City's LDC, Section 275-190 titled 'Plant Material and Installation Requirements,' does not address the use of artificial turf and its relation to pervious surface requirements. The purpose of this code amendment is to recognize artificial turf as an acceptable alternative to landscape material while also serving a pervious area. This allows for an alternative material

option for those seeking to comply with the LDC requirements for pervious surfaces. The City's landscape consultants reviewed and made recommendations which have been incorporated into the proposed zoning ordinance.

Planning and Zoning Board previous action

On April 17, 2024, the Planning and Zoning Board reviewed this item and unanimously passed a motion for approval.

Budgetary Impact

Recommendation

The Community Development Department recommends that the City Commission approve the text amendment on this second reading.

City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- ❑ **Administrative Variance**
- ❑ **Land Use Amendment**
- ❑ **Plat**
- ❑ **Rezoning**
- ❑ **Site Plan**
- ❑ **Special Exception**
- ❑ **Variance**
- ❑ **Other:** _____ ***(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)***

Date Rec'd: 12/21/23

Petition No.: TX-097-23

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESARRY DOCUMENTS. Refer to the application type at the top of this form and **"Required Documentation"** checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative **(circle one)** CITY OF DANIA BEACH

Address of Applicant: _____

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: TEXT AMEND ENTITLED ARTIFICIAL TURF

*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: _____
(Owner / Agent signature*)

BEFORE ME THIS 27th **DAY OF** December**, 20**23

By:
Eleanor Norena.
(Print name of person acknowledging)

_____
(Joint owner signature if applicable)

Notary _____
(Signature of Notary Public – State of Florida.**)**

IBEL LARIOS IBARGUEN
Notary Public - State of Florida
Commission # HH 117069
My Comm. Expires Apr 13, 2025
Bonded through National Notary Assn.

Personally known X **or Produced Identification** _____

Type of identification produced: _____ **or Drivers License** _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, "LAND DEVELOPMENT REGULATIONS", ARTICLE 275, "LANDSCAPING REQUIREMENT"; AT SECTION 275-195, "ARTIFICIAL TURF INSTALLATION", OF THE CITY CODE OF ORDINANCES, PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission desire to amend the Land Development Code in order to provide for standards relating to artificial turf standards and requirements, and to include those standards in the City's Code; and

WHEREAS, the City desires to modify Chapter 28 of the Land Development Regulations to amend Article 275, entitled "Landscaping Requirements: in order to include standards for artificial turf.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the preceding "WHEREAS" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2 That Chapter 28 of the City's Code of Ordinances entitled "Land Development Regulations", to amend Article 275, entitled "Landscaping Requirements", to read as follows:

CHAPTER 28
LAND DEVELOPMENT REGULATIONS

* * *

ARTICLE 275 – LANDSCAPING REQUIREMENTS

* * *

Sec. 275-195. - Artificial turf installation.

(A) *The following requirements shall govern the installation of artificial turf.*

(1) A building permit shall be required to install artificial turf. At a minimum, artificial turf must be installed according to the manufacturer's specifications and will be subject to further city stormwater requirements per Section 27-227.

(2) Artificial turf must replicate a common species of natural grass utilized in the Florida area such as St. Augustine, Bahia, or Bermuda grass in color and appearance.

(3) New total impervious/pervious area calculations to include the artificial turf as pervious shall be submitted with the permit application.

(4) Installations are not permitted within ~~five~~ one foot (~~5~~ 1') of the base of any tree trunk. ~~Tree rings This area (within the five-foot (5') radius) shall be properly mulched per 275-190(K).~~ Installations shall leave space to ~~for standard mulch rings and otherwise~~ not conflict with existing exposed structural surface roots near the base of the tree. ~~A typical mulch ring is approximately 3-5' from the base of a landscape tree (depending on tree size). Larger trees warrant larger mulch rings to protect the critical root zones.~~

(5) Installations are ~~not~~ permitted ~~within two (2) feet of any~~ to the property line.

(6) Artificial turf may not be installed within 15 feet of any artificial or natural water body (excluding residential pools).

(7) A scaled cross section and details of proposed materials and installation including but not limited to, subgrade, drainage, base or leveling layer.

(8) All artificial turf shall be installed over a subgrade that provides proper drainage and an evenly graded mass of compaction, porous crushed rock aggregate material. Bases must not be comprised of sand only. Proper drainage shall be provided for all artificial turf installations to prevent pooling of water.

(9) Artificial turf shall be maintained free of dirt, mud, feces, stains, weeds, debris, tears, holes and fading.

(B) *Maintenance of artificial turf.* The property owner shall routinely maintain artificial turf, including cleaning, brushing, debris removal, repairing and replacement. Such maintenance activities shall ensure that artificial turf continues to function as designed and permitted while maintain aesthetics.

(1) The aforesaid requirements of this subsection apply to all artificial turf installed within the city limits whether such was:

   ~~a) installed prior or after the adoption of this subsection, or~~

   b) not required to obtain a permit or enter into an agreement required at the time of its installation.

(2) All artificial turf must be replaced if it falls into disrepair with fading, holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that visually blends in with the existing artificial turf.

(3) The property owner's failure to maintain, repair and/or replace artificial turf in compliance with this section, or any agreement entered into with the city as required herein, shall constitute a violation of this subsection.

(4) The artificial turf system shall be lead-free, and use recycled or organic plant-derived materials and natural infill components, including, but not limited to, cork, coconut, cornhusk, rice husk, and sand. The use of crumb rubber and other synthetic materials shall be prohibited in all applications except for sports fields. Documentation must be provided that identifies all recyclable or natural components of the artificial turf system.

(5) All artificial turf shall be installed over a subgrade that provides positive drainage and an evenly graded mass of compacted, porous crushed rock aggregate material. Bases may not be comprised of sand only. Proper drainage shall be provided for all artificial turf installations to prevent runoff or pooling of water.

* * *

Section 3. That if any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 5. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 6. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on _____, 2024.

PASSED AND ADOPTED on second reading on _____, 2024.

First Reading:
Motion by: _____

Second by: _____

Second Reading:
Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____	_____
ELORA RIERA, MMC	ARCHIBALD J. RYAN IV
CITY CLERK	MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____

EVE A. BOUTSIS
CITY ATTORNEY

CITY OF DANIA BEACH
OFFICE OF THE CITY COMMISSION

MEMORANDUM

DATE: July 9, 2024

TO: Mayor A. J. Ryan IV
Vice Mayor Lori Lewellen
Commissioner Joyce L. Davis
Commissioner Tamara James

FROM: Commissioner Marco A. Salvino, Sr. - Sponsor

SUBJECT: City Manager Ana M. Garcia contract extension

I have served this wonderful City as a result of being elected as Mayor and Vice Mayor and I am currently completing my 8th year as City Commissioner. I have witnessed a clear distinction as I reflect on my first four years versus these past 3 years and 9 months. This is why I am honored to bring forward our City Manager's contract extension and amendments for your support and approval.

Attached you will find a letter our City Manager wrote for the Pioneer and the Dania Beach Press with an objective to deliver greater communication and information to our community, something we all wanted as well as our citizens. This letter depicts vast accomplishments achieved via her leadership, drive, resolve, decision making, dedication, integrity, passion and recommendations she and her Team have brought forth to this City Commission, such as our annual City budget, the annual State budget where she has led us towards receiving unprecedented funding and her vision and guidance that led us to adopt our first ever Strategic Master Plan.

These last 5 years and 4 months I compare to dog years because we have gotten more done in 5 years than I have seen in my last 35 years. I have lived in this City all my life.

The Team our City Manager has built hiring, promoting, and or appointing all 8 of our department directors and our Deputy City Manager in my opinion is her greatest achievement, true legacy leadership! She has made sure we have a "deep bench" as you are all aware with all our deputy department directors, managers and supervisors, the entire City Team that goes above and beyond in all they do for those who live, work, and visit our City. I can call our manager, as you all do, any time, weekends and holidays to resolve an issue for our residents or get me information and immediately the responsiveness is like nothing I have ever experienced.

Our City Manager who sets the example and the culture with her RISE motto has made sure the Team has always been prepared before, during and after dealing with extreme challenges such as COVID, and major weather-related events.

We are witnessing a true “Renaissance” in our City with major initiatives, special events, projects, and major investments, and all is being planned and executed with the highest level of fiscal responsibility!

Ana M. Garcia, ICMA-CM, City Manager

THE CITY ROUNDUP

We Are Working To Improve Dania Beach's Quality of Life

Hello, this summer we will bring to you another edition of *Pioneer*, which was bestowed the honor of best 2024 City Newsletter by the Florida Municipal Communicators Association.

It's officially summer and yes storm/ hurricane season is here and while we hope for the best our City team is extremely prepared and very proactive. Some of these highlights include the design, and construction of numerous projects west of I-95, the purchase of vacuum truck, pumps, high water vehicles, and securing a contractor to augment our operations working seamlessly with our responsive and well-trained City team. The City's first-ever Stormwater Master Plan, a project made possible via a $1 million grant, will be completed by this fall.

FLOODING MITIGATION

In the last four years, we have invested and or committed more than $40 million for stormwater projects, infrastructure, fleet and equipment to mitigate flooding and ensure we can swiftly and efficiently respond to the needs of our residents. Additionally, our efforts in Tallahassee ensured we went four for four batting 1,000 and securing $1.25 million for Dania Beach with more than $1 million dedicated for stormwater infrastructure.

SOUTHEAST DRAINAGE PROJECT

This September, we will commence construction of the $30 million Southeast Drainage Project. All approvals have been received from the state, county and our city commission, and the funding strategy is in place. This project is the largest stormwater drainage investment in the 120-year history of Dania Beach. We have been extremely aggressive and strategic in preparing and seeking grants and the return on our efforts has yielded more than $40 million in grants in the last five years. This is unprecedented for our City and you can rest assured we will continue to do everything possible to keep the funding flowing to Dania Beach. We are grateful to all our elected officials in our City, the county, the State of Florida, the federal level and our City team who greatly contributed to our success.

PARKS PROJECTS

July is Parks and Recreation Month, and we are very excited to announce that the $23 million C.W. Thomas Park project is in full construction mode. This state-of-the-art multipurpose recreational facility is scheduled to be completed in December of next year. We will also cut the ribbon on our new Arts Park adjacent to City Hall. Furthermore, we have moved forward with the design process for PJ Meli Park, a future investment in excess of $16 million.

Speaking of parks, please visit the new and improved Frank C. "Tootie" Adler Park at our Ocean Park campus. You can see beautiful improvements at Mildred Jones Park and Melaleuca Park, and just recently the newly approved State budget for 2025 includes $200,000 for Chester Byrd Park project. Mullikin Park is set to begin a facelift brand new amenities for the community in early fall.

ENHANCED COMMUNITY COMMUNICATIONS

We have enhanced our communications with not only this award-winning publication, but through our new CORE Conversation series, enhanced email and digital communications. We are also augmenting our partnership with the Dania Beach Press to enhance the level of communication and information we provide you.

This year our beloved Dania Beach, Broward's first city turns 120 years, and we have a series of wonderful events planned to celebrate with you and your family so stay tuned and stay informed.

I am humbled and honored to serve as your city manager for the last five years and to be part of such an amazing team of public servants who go above and beyond every day to bring excellence in all areas of municipal services to our community.

DANIA BEACH 120 YEARS BROWARD'S FIRST CITY

Established 1915
BROWARD
County Public Schools

Olsen Middle School
Janet G. Giancarli, Principal
330 SE 11 Terrace
Dania Beach, Florida 33004
phone: 754-323-3865 • fax: 754-323-3885
janet.giancarli@browardschools.com
www.browardschools.com/Olsen

The School Board of Broward County, Florida

Lori Alhadeff, Chair
Debra Hixon, Vice Chair

Torey Alston
Brenda Fam, Esq.
Daniel P. Foganholi
Dr. Jeff Holness
Sarah Leonardi
Nora Rupert
Dr. Allen Zeman

Dr. Howard Hepburn
Superintendent of Schools

July 1, 2024

Dear Mayor Ryan, Vice-Mayor Lewellen and Dania Beach City Commissioners,

On behalf of Awesome Olsen Middle School administration, students, and staff, I extend our heartfelt gratitude for your unwavering support this school year. Your commitment has made a significant impact on our school community.

While the final scale scores and percentages for total possible points under the state's school accountability grading system are pending, our preliminary data shows a substantial increase from 43% to 52% in total points awarded. This improvement places Awesome Olsen just 6 percentage points away from achieving a "B" grade, a goal we are determined to meet and surpass.

City Manager Garcia is to be commended for supporting and funding our collaborative efforts to recognize and award students as they have been instrumental in this success. The multiple events and projects we have jointly undertaken have fostered a strong partnership that benefits our students and staff immensely.

We look forward to future city projects that will enhance the facilities and program offerings available to our students and staff. Together we are ensuring the development of future citizens who will make valuable contributions to the Dania Beach Community.

Thank you once again for your continued support.

Sincerely,

Janet Giancarli
Principal

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN EXTENSION OF EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, ANA M. GARCIA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach, Florida, as prescribed by Part III, Article 3, Section 3 of the City Charter, held a public hearing on February 26, 2019, at a regular City Commission meeting pertaining to execution of an initial City Manager Employment Agreement with Ana M. Garcia; and

WHEREAS, Ms. Garcia's initial agreement expired on March 12, 2022; and

WHEREAS, at the Commission meeting held on March 8, 2022, pursuant to Resolution No. 2022-044, Ms. Garcia's employment agreement was extended to December 31, 2024; and

WHEREAS, consistent with the requirements of the Charter, the City Commission held a public hearing on July 9, 2024, relating to the execution of an extension of City Manager Employment Agreement with Ms. Garcia with specific terms; and

WHEREAS, notice of the hearing was published as prescribed by the Charter; and

WHEREAS, having conducted the public hearing, the City Commission desires to enter into a new one-year agreement with Ms. Garcia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the City Commission authorizes the proper City Officials to execute the extension of employment agreement with Ms. Garcia with specific terms and conditions, a copy of which Agreement is attached as Exhibit "A" and is incorporated by reference into this Resolution.

Section 2. That the City Attorney is authorized to make minor revisions to the provisions of the Agreement as deemed to be necessary and in the best interest of the City.

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 10 days after its passage and adoption.

PASSED AND ADOPTED on _____, 2024

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

CITY MANAGER'S EMPLOYMENT AGREEMENT

THIS CITY MANAGER'S EMPLOYMENT AGREEMENT (this "Agreement") is made and entered into on _____, 2024, between the City of Dania Beach (the "City") and Ana M. Garcia (the "Manager").

TERMS

1. Employment. The City employs the Employee as its City Manager under the following terms and conditions.

2. Term.

2.1 The Manager has successfully served since March 13, 2019. This Agreement for the Manager shall extend the Manager's contract by one year, ~~have a term of two years and nine months~~ commencing on March 13, 2024~~2~~ (the "Commencement Date") and ending on December 31, 2025~~4~~, unless earlier terminated as provided in this Agreement or unless the Manager engages in any of the conduct triggering automatic termination of the Agreement pursuant to Part III, Article 3, Section 3(a) of the City Charter.

2.2 No later than ninety (90) days prior to expiration of this Agreement, unless this Agreement is terminated earlier as provided in this Agreement, the City Commission ("Commission") shall notify the Manager of its intention to either enter into a new agreement or to allow this Agreement to expire. If the Commission intends to let this Agreement expire, the Manager may resign from her position with two (2) weeks' prior written notice and shall be entitled to receive any accrued unused annual leave, sick leave and personal days. In the event this Agreement expires due to the Commission's failure to act and Manager is ready, willing and able to continue with her employment as Manager, the Commission agrees to continue providing the Manager with her regular bi-weekly salary and benefits as provided in this Agreement, until otherwise notified by the Commission.

3. Duties.

The Manager shall perform the duties and exercise the powers of City Manager as prescribed by state law and as provided in the City Charter, including but not limited to the following:

3.1 Be responsible for the appointment, supervision and removal of all City employees;

3.2 Direct and supervise the administration of all departments but not City boards or agencies, unless so directed by the Commission from time to time;

3.3 Attend all Commission meetings except when excused by the Commission and shall participate in discussion but not have the right to vote;

3.4 See that all laws, provisions of the Charter and acts of the Commission, subject to enforcement and administration by her or by officers subject to her direction and supervision, are faithfully executed;

3.5 Prepare and submit to the Commission a proposed annual budget and capital

program;

3.6 Submit to the Commission and make available to the public an annual report on the finances and administrative activities of the City as of the end of each fiscal year;

3.7 Prepare such other reports as the Commission may require concerning the operations of City departments, offices, boards and agencies;

3.8 Keep the Commission fully advised as to the financial condition and future needs of the City and make such recommendations to the Commission concerning the affairs of the City as she deems to be in the best interests of the City;

3.9 Execute contracts, deeds and other documents on behalf of the City as authorized by the Commission; and

3.10 Perform such other duties as are specified in the Charter and as may be required by the Commission.

4. Hours of Work. The Manager agrees to remain in the exclusive full-time employment of the City and shall not accept any other employment during the term of this Agreement. The Manager further agrees to devote that amount of time and energy which is reasonably necessary for the Manager to faithfully perform her duties under this Agreement. Notwithstanding the foregoing, with the prior consent of the Commission, the Manager, from time to time, may engage in teaching opportunities so long as such opportunities are not for compensation and do not conflict with or affect her ability to perform her duties under this Agreement.

5. Compensation.

5.1 Salary. The annual salary of the Manager shall be Two Hundred Sixty Eight Thousand Nine Hundred and Twenty Two Dollars ($268,922.00), which shall be payable in installments at the same time and manner as other employees of the City are paid. The City Manager shall receive a three percent (3%) salary merit increase, starting at the pay period following approval and execution of this Employment Agreement. Any increase in the annual base salary other than as provided in Section 5.2 shall be in the sole discretion of the City Commission, and only after the annual performance evaluations provided for under Section 6 of this Agreement.

5.2

5.3 The Manager's salary will increase to reflect an annual cost of living adjustment at the same rate and effective time as the cost of living adjustment provided to AFSCME bargaining unit employees.

6. Performance Evaluation.

6.1 An evaluation of the Manager shall be conducted annually each March in advance of the adoption of the annual operating budget. Any such review and evaluation shall be conducted in accordance with criteria developed by the Commission. Criteria may be added or deleted as the Commission may from time to time decide. If any such evaluation is not conducted, the Manager will still receive the salary adjustment specified in Paragraph 5.2, above.

6.2 Subsequent to each evaluation of Manager's performance, but prior to the beginning of each fiscal year, the Commission may (in consultation with the Manager) define such goals and performance objectives, in writing, which they determine necessary for the proper operation of the City and in attainment of the Commission's policy objectives and may further establish a relative priority among those various goals and objectives. Any such goals and performance objectives shall generally be attainable within the time limitations as specified and within the annual operating and capital budgets and appropriations provided.

7. Stipends.

7.1 The City shall provide the Manager with an automobile allowance of six hundred dollars ($600.00) per month ($7,200.00) annually) to be paid on a bi-weekly pay period at the same time and in the same manner as other employees, which is intended to cover the Manager's automobile related expenses during her employment as City Manager.

7.2 The City shall provide the City Manager with a monthly cellphone and data stipend of one hundred twenty five dollars per month ($1,500.00 annually) to be paid on a bi-weekly pay period basis at the same time and in the same manner as other employees and such devices shall be connected to the City's computer network.

7.3 The Manager will receive an annual $500.00 expense allowance paid in the same manner as City Charter employees and Department Directors.

7.4 The City shall provide the City Manager the benefits provided to employees as provided in the City's Personnel Policy Manual (PPM).

7.5

8. Insurance. The City shall provide the Manager with comprehensive medical, vision, and dental insurance to participate in those plans in the same manner and amounts are to be paid as are provided to Department Heads of the City. The Manager shall select such coverage from the insurance plan provided to all City employees. The City also shall provide the Manager with life insurance and long-term disability insurance coverage in the same manner and amounts as provided by the City to other general employees of the City and pay the related cost of the premiums.

9. Retirement Benefits. The Manager shall be enrolled by the City in the Florida Retirement System's ("FRS") Senior Management Service Class and the City shall be responsible for paying the mandatory City Employer contributions into FRS for the Senior Management Service Class. In addition, the City will pay one and one half percent (1.5%) of the required three percent employee contribution to the plan on behalf of the City Manager. The Manager will pay the remaining one and one half percent (1.5%) of the employee contribution. The City Manager will be entitled to participate in the City's 457 Deferred Compensation plan at the same level of benefits afforded to all other City employees. The election to participate must be made at the time of hire and the Manager will be required to contribute the required Employee Contribution in order to receive the City match which is currently a maximum of 1.8% of pay.

10. Annual Leave, Sick Leave and Personal Days. The Manager shall be entitled to the following annual leave:

10.1 Twenty (20) days of annual vacation leave.
10.2 Twelve (12) days of annual sick leave.
10.3 Four (4) days of annual personal leave.

Vacation leave shall continue to accrue at the rate of 6.15 hours per pay period and sick leave will accrue at the rate of eight (8) hours per month in the same manner as is applicable to all other City employees. If additional dates of authorized leave are provided to employees (i.e. bereavement leave, floating holiday or any other policy change) the City Manager shall automatically be entitled to the same benefit.

11. Termination by City and Severance Pay.

11.1 In accordance with the Charter, the Manager shall serve at the pleasure of the Commission. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Commission to terminate the services of the Manager at any time during a regular or special City Commission meeting.

11.2 ~~In the event the Commission wishes to terminate the Manager without cause, within the first year of her employment, the Manager shall receive a lump sum severance pay equal to ten (10) weeks of her regular base salary at the time of termination.~~ Such severance is authorized by Florida law. A vote by the Commission to terminate without cause requires at least a four fifths (4/5) vote. ~~The City shall also continue to pay the premiums for the Manager's medical, vision, and dental insurance for ten (10) weeks after the effective date of her termination.~~ If the Manager is terminated without cause during the second or third year of employment, the Manager shall receive a lump sum severance salary equal to twenty (20) weeks of her regular base salary and shall continue to pay the premiums for twenty (20) weeks of paid medical, dental and vision insurance after the effective date of her termination. The Manager shall be entitled to receive payment of any accrued unused vacation leave, sick leave and personal days. The City's obligation to pay for medical, vision and dental insurance shall cease upon Manager's ability to participate in another group plan offered by any subsequent employer. The City shall not provide the Manager with any other benefit or reimbursement (except as specifically set forth in this paragraph) beyond the date of her termination. All severance payments (excluding the continuation of medical, vision, and dental insurance benefits) shall be paid to the Manager in a lump sum upon her next regular pay period after termination. Upon payment of the severance payment specified in this Section 11.2, and the medical, vison and dental insurance benefits provided for in this Agreement, the City shall have no further contractual financial obligations to the Manager. The severance payment shall constitute stipulated and liquidated damages and the maximum amount of financial liability for which the City may be liable in the event of termination for breach of contract. Termination by the Commission under this Section or any other provisions of this Agreement shall not cause the Manager to forfeit any vested benefits under the Defined Contribution Plan.

11.3 In the event the Manager is terminated for misconduct as defined in Section 443.036(30), Florida Statutes, or for the reasons set forth in Part III, Article 3, Section 3(a) of the City Charter (which is incorporated by this reference), the City shall have no obligation to pay the Manager any compensation, severance pay, medical, vision, and dental insurance or other benefits under this Agreement, including any unused accrued vacation leave, sick leave and personal days.

Misconduct includes, but is not limited to: (i) gross negligence in the performance of her duties; (ii) conviction of a felony; (iii) gross insubordination; (iv) willful neglect of duty; or (v) adjudicated violation of the Florida Code of Ethics for Public Officers and Employees, the Broward Conflict of Interest and Code of Ethics, the City Charter, or the City's Code of Ordinances.

11.4 If the Manager is unable to perform her duties as specified in Section 3 of this Agreement for a period of thirty (30) consecutive days or sixty (60) non-consecutive days during any one year period for any reason other than approved Family Medical Leave Act ("FMLA") absence, the Commission may terminate this Agreement. If the Manager takes FMLA-approved leave and exhausts her statutorily protected FMLA-approved leave in any one year period, the Commission may terminate this Agreement. If this Agreement is terminated under this Section, the Manager shall not be entitled to severance pay or any other benefits under the terms of this Agreement except for payment of accrued unused leave (vacation, sick and personal leave).

12. <u>Termination of Agreement by Manager</u>.

12.1 In the event that the Manager resigns during the term of this Agreement, the Manager shall provide the City with ninety (90) days' advance written notice, unless the parties agree in writing to a different period of time. In the event of resignation by the Manager under this Section, the Manager shall not be entitled to receive any severance or medical, vision or dental insurance benefits; however, she shall be entitled to receive payment of any accrued unused vacation leave, sick leave and personal days .

12.2 In the event that the Manager resigns with less than ninety (90) days' advance written notice, the City Commission may elect to terminate the Manager immediately or allow the Manager to continue to serve until the date specified in the Manager's resignation. In the event of a resignation or termination under this paragraph, notwithstanding any other provisions of this Agreement, the Manager shall not be entitled to receive any compensation, severance payment, any accrued unused vacation leave, sick leave, and personal days unless the City Commission authorizes payment of same.

13. <u>Professional Development</u>.

13.1 Subject to City policy and state law, the City agrees to pay the reasonable professional dues and subscriptions of the Manager necessary for her continuation and participation as a member in national, regional, state and local professional associations and organizations necessary and desirable for her continued professional participation, growth and advancement, and for the good of the City. The Manager shall not hold office in any local, state, regional or national professional association or organization without prior written approval of the Commission.

13.2 Subject to City policy and state law, the City agrees to pay the travel and reasonable per diem expenses of the Manager for travel to one national and one state association conferences per year. The Manager may, with the advance written approval of the City Commission, attend additional national or state conferences, or both.

14. **Notice.** Notices pursuant to this Agreement shall be given by hand delivery or by certified mail through United States Postal Service delivery, addressed as follows:

City: Mayor and Members of the City Commission
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004

City Manager: Ana M. Garcia, ICMA-CM
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

City Attorney: Eve A. Boutsis
100 W Dania Beach Blvd
Dania Beach, FL 33004

15. **Real Estate Investments Prohibited.** Without the Commission's written approval, the Manager shall not directly or indirectly invest in real estate within the City, except for her primary residence.

16. **Other Terms and Conditions.**

16.1 If any provision, or any portion of a provision contained in this Agreement is held to be unconstitutional, illegal, invalid, or unenforceable, the remainder of this Agreement, or any portion of it, shall not be affected and shall remain in full force and effect.

16.2 The waiver by either party of a breach of any provision of this Agreement by the other shall not operate or be construed as a waiver of any subsequent breach by that party.

16.3 The rights and obligations in this Agreement are personal in nature and cannot be transferred by the Manager.

16.4 This Agreement contains the entire agreement of the parties. It shall not be changed or amended unless by an amendment in writing signed by the parties.

16.5 In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it, each party shall bear its own attorney fees and costs.

16.6 This Agreement shall be governed by Florida law and any litigation which may arise from this Agreement shall be filed and litigated in Broward County, Florida. The parties waive the right to a jury trial.

IN WITNESS OF THE FOREGOING, the parties have executed this Agreement, in duplicate, on the day and year first written above.

ATTEST:

CITY:
CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

Dated: _____, 2024.

APPROVED FOR FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

WITNESSES:

_____
Signature

_____
PRINT Name

_____
Signature

_____
PRINT Name

CITY MANAGER:

_____
ANA M. GARCIA, ICMA-CM

_____
DATE

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2024 by Ana M. Garcia. She is personally known to me or has produced _____, as identification.

_____
NOTARY PUBLIC
State of Florida

My commission expires:

CITY OF DANIA BEACH
CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: July 9, 2024

TO: Honorable Mayor and Commissioners

FROM: Lori Lewellen, Vice Mayor

SUBJECT: City Attorney Contract

The Request

To extend the City Attorney contract for a five-year period.

Background

On November 10, 2021, the City Commission approved the contract for City Attorney services for a three (3) year term that started January 4, 2021 and ends January 3, 2025. Pursuant to the contract, at least 90 days prior to January 3, 2025, the City Commission must advise the City Attorney whether her contract will be renewed or not.

Enclosed is a copy of the City's Attorney's accomplishments over the past year.

The City Attorney's salary in 2021 was $200,000 and increased based upon the increases provided to all salaried employees. The City Attorney's current salary is $232,190. The deferred compensation provided to the City Attorney, consistent with all other employees, is at three (3) percent. The City Attorney is provided 21 vacation days per year.

The City Attorney is seeking a five (5) year contract. First, the City Attorney would like to continue to work with the City on its fulling its renaissance. Secondly, five years would allow the City Attorney to vest in the FRS system. Technically, she would vest in the FRS retirement system in five years and two months. The City Attorney and City Manager would like to modify the termination provision to change the payment from lump sum to bi-monthly, as it is a higher taxable event if paid in a lump sum.

A proposed edit to the contract would provide the City Attorney the same authorized leave as would be provided to employees (i.e. bereavement leave, floating holiday or any other policy change). The City Attorney shall automatically be entitled to the same benefit.

Recommendation
That the City Commission approve a five year contract extension for the City Attorney.

Budgetary Impact

Enclosure; Draft Agreement

cc: Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN EXTENSION OF EMPLOYMENT AGREEMENT WITH THE CITY ATTORNEY, EVE A. BOUTSIS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 2021-153, at the Commission meeting held on October 12, 2021, the Commission authorized the execution of the City Attorney, Eve A. Boutsis' employment contract; and

WHEREAS, Ms. Boutsis' current agreement will expire on January 3, 2025; and

WHEREAS, Ms. Boutsis is requesting that her current employment agreement be extended.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the City Commission authorizes the proper City Officials to execute the extension of employment agreement with Ms. Boutsis with specific terms and conditions, a copy of which Agreement is attached as Exhibit "A" and is incorporated by reference into this Resolution.

Section 2. That the City Attorney is authorized to make minor revisions consistent with the decision of the City Commission.

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 10 days after its passage and adoption.

PASSED AND ADOPTED on _____, 2024

Motion by _____, second by _____.

SPACE INTENTIONALLY LEFT BLANK

FINAL VOTE ON ADOPTION:	Unanimous ____	
	Yes	No
Commissioner Joyce L. Davis	____	____
Commissioner Tamara James	____	____
Commissioner Marco Salvino	____	____
Vice Mayor Lori Lewellen	____	____
Mayor Archibald J. Ryan IV	____	____

ATTEST:

_____
ELORA RIERA, MMC
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (this "Agreement") is made and entered into on _____, 2024, between the City of Dania Beach (the "City") and Eve Boutsis, the City Attorney (the "Attorney").

TERMS

1. Employment. The City employs the Employee as its City Attorney under the following terms and conditions.

2. Term.

2.1 This Agreement shall have a term of ~~three (3)~~ five (5) years commencing January 4, 2025, (the "Commencement Date") and ending on January 3, 2030, unless earlier terminated as provided in this Agreement.

2.2 No later than ninety (90) days prior to expiration of this Agreement, unless this Agreement is terminated earlier as provided in this Agreement, the City Commission ("Commission") shall notify the Attorney of its intention to either enter into a new agreement or to allow this Agreement to expire. If the Commission intends to let this Agreement expire, the Attorney may resign from her position with two (2) weeks' prior written notice and shall be entitled to receive any accrued unused annual leave, sick leave and personal days. In the event this Agreement expires due to the Commission's failure to act and Attorney is ready, willing and able to continue with her employment as Attorney, the Commission agrees to continue providing the Attorney with her regular bi-weekly salary and benefits as provided in this Agreement, until otherwise notified by the Commission.

3. Duties.

The Attorney shall perform the duties and exercise the powers of City Attorney as prescribed by state law and as provided in the City Charter, including but not limited to the following:

3.1 Be responsible for the appointment, supervision and removal of employees within the Office of the City Attorney;

3.2 Provide legal advice to all departments, boards or agencies;

3.3 Review and revise all resolutions, contracts, agreements, leases, and other legal documents;

3.4 Attend all Commission meetings except when excused by the Commission and shall participate in discussion but not have the right to vote;

3.5 Provide guidance to the Mayor and City Commission as it relates to state laws, ethics, and all other applicable rules and regulations affecting the elected officials and the City, at large;

3.6 See that all laws, provisions of the Charter and acts of the Commission, subject to enforcement and administration by her or by officers subject to her direction and supervision, are faithfully executed;

3.7 Prepare and submit to the Commission a proposed annual budget for the office of the City Attorney;

3.8 Prepare such other reports as the Commission may require concerning the legal issues facing the operation of City departments, offices, boards and agencies;

3.9 Keep the Commission fully advised as to the financial condition and future needs of the City and make such recommendations to the Commission concerning the affairs of the City as she deems to be in the best interests of the City;

3.10 Before any ordinance so proposed shall be submitted to the City Commission, it shall be first approved as to its form by the Attorney whose duty it shall be to draft such proposed ordinance in proper legal language, if called upon so to do, and to render such other service to persons desiring to propose such ordinance as shall be necessary to make the same proper for consideration by the City Commission;

3.11 The Attorney, or her designee, shall present the City's case at formal hearings and shall have prosecutorial discretion, including, but not limited to, the right to negotiate a plea with a violator and present that plea to the magistrate for approval, to recommend the disposition of a case to the magistrate, and to decline to prosecute a case, similar to the discretion exercised by the state attorney in criminal cases. In no case shall the Attorney, or her designee, serve as attorney for the magistrate and at the same time present the city's cases to the magistrate.

3.12 The Attorney shall be required to take such legal steps as may be necessary to enforce the terms and conditions imposed in favor of the city or its inhabitants in any public utility franchise are faithfully kept and performed.

3.13 Review and revise contracts, deeds and other documents to ensure that the City is in the best position possible, as authorized by the Commission; and

3.14 Perform such other duties as are specified in the Charter and as may be required by the Commission.

4. <u>Hours of Work</u>. The Attorney agrees to remain in the exclusive full-time employment of the City and shall not accept any other employment during the term of this Agreement. The Attorney further agrees to devote that amount of time and energy which is reasonably necessary for the Attorney to faithfully perform her duties under this Agreement. Notwithstanding the foregoing, with the prior

consent of the Commission, the Attorney, from time to time, may engage in teaching opportunities so long as such opportunities are not for compensation and do not conflict with or affect her ability to perform her duties under this Agreement.

5. Compensation.

5.1 Salary. The annual salary of the Attorney shall be Two Hundred and Thirty Two Thousand One Hundred and Ninety Dollars ($232,190.00), which shall be payable in installments at the same time and manner as other employees of the City are paid. Any increase in the annual base salary other than as provided in Section 5.2 shall be in the sole discretion of the City Commission, and only after the annual performance evaluations provided for under Section 6 of this Agreement.

5.2 Annual Salary Adjustments. The Attorney's salary shall be adjusted annually at the beginning of each fiscal year at the same time and manner as other employees during the term of this Agreement.

5.3 The Attorney will receive a monthly expense allowance consistent with that paid to the City Manager and other Department Heads, to be paid in the same manner as Department Directors.

5.4 The Attorney's salary will be increased to reflect an annual cost of living adjustment at the same rate and effective time as the cost of living adjustment that is next provided to AFSCME bargaining unit employees.

6. Performance Evaluation.

6.1 An evaluation of the Attorney shall be conducted annually each March (consistent with the time period, evaluation period for the City Manager) in advance of the adoption of the annual operating budget. Any such review and evaluation shall be conducted in accordance with criteria developed by the Commission. Criteria may be added or deleted as the Commission may from time to time decide. If any such evaluation is not conducted, the Attorney will still receive the salary adjustment specified in Paragraph 5.2, above.

6.2 Subsequent to each evaluation of Attorney's performance, but prior to the beginning of each fiscal year, the Commission may (in consultation with the Attorney) define such goals and performance objectives, in writing, which they determine necessary for the proper operation of the office.

7. Automobile and Electronics, Etc.

7.1 The City shall provide the Attorney with an automobile allowance of six hundred dollars ($600.00) per month ($7,200.00) annually) to be paid on a bi-weekly pay period at the same time and in the same manner as other employees, which is intended to cover the Attorney's automobile related expenses during her employment as City Attorney.

7.2 The City shall provide the City Attorney with a monthly cellphone and data stipend (City Attorney shall use her personal cell phone but will receive a stipend towards the phone and data usage) of one hundred twenty five dollars per month ($1,500.00 annually) to be paid on a bi-weekly pay period basis at the same time and in the same manner as other employees and such devices shall be connected to the City's computer network.

7.3 The City shall provide the City Attorney the benefits provided to employees as provided in the City's Personnel Policy Manual (PPM).

8. Insurance. The City shall provide the Attorney with comprehensive medical, vision, and dental insurance, and life insurance, and to participate in those plans in the same manner and amounts are to be paid as are provided to Department Heads of the City. The Attorney shall select such coverage from the insurance plan provided to all City employees. The City also shall provide the Attorney with life insurance and long-term disability insurance coverage in the same manner and amounts as provided by the City to other general employees of the City and pay the related cost of the premiums.

9. Retirement Benefits. The Attorney shall be enrolled by the City in the Florida Retirement System's ("FRS") Senior Management Service Class and the City shall be responsible for paying the mandatory City Employer contributions into FRS for the Senior Management Service Class. In addition, the City will pay the rate one and one half percent (1.5%) of the required three percent (3) employee contribution to the plan on behalf of the City Attorney. The Attorney will pay the remaining one and one half percent (1.5%) of the employee contribution. The City Attorney will be entitled to participate in the City's 457 Deferred Compensation plan at the same level of benefits afforded to all other City employees. The election to participate must be made at the time of hire and the Attorney will be required to contribute the required Employee Contribution in order to receive the City match which is currently provided for all employees, which is three (3) percent ~~a maximum of 1.8%~~ of pay.

10. Annual Leave, Sick Leave and Personal Days. The Attorney shall be entitled to the following annual leave:

10.1 Twenty-one (21) days of annual vacation leave.
10.2 Twelve (12) days of annual sick leave.
10.3 Four (4) days of annual personal leave.
10.4 8 hours of safety day.

Upon date of hire the Attorney will be immediately credited with ten (10) days of vacation leave, six (6) days of sick leave, and two (2) personal days. Thereafter, vacation leave shall immediately begin to accrue at the rate of 6.15 hours per pay period and sick leave will accrue at the rate of eight (8) hours per month in the same manner as is applicable to all other City employees. The four (4) personal days will be granted and effective with the first payroll after January 1st of each year beginning January 1, 2022. If additional dates of authorized leave are provided to employees (i.e. bereavement leave, floating holiday or any other policy change) the City Attorney shall automatically be entitled to the same benefit.

11. Termination by City and Severance Pay.

11.1 In accordance with the Charter, the Attorney shall serve at the pleasure of the Commission. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Commission to terminate the services of the Attorney at any time during a regular or special City Commission meeting.

11.2 ~~In the event the Commission wishes to terminate the Attorney without cause, within the first year of her employment, the Attorney shall receive a lump sum severance pay equal to ten (10) weeks of her regular base salary at the time of termination.~~ Such severance is authorized by Florida law. A vote by the Commission to terminate without cause requires at least a four fifths (4/5) vote. ~~The City shall also continue to pay the premiums for the Attorney's medical, vision, and dental insurance for ten (10) weeks after the effective date of her termination.~~ If the Attorney is terminated without cause, the Attorney shall receive a lump sum severance salary equal to twenty (20) weeks of her regular base salary and shall continue to pay the premiums for twenty (20) weeks of paid medical, dental and vision insurance after the effective date of her termination. The Attorney shall be entitled to receive payment of any accrued unused vacation leave, sick leave, ~~and~~ personal days, or other authorized and accrued days off. The City's obligation to pay for medical, vision and dental insurance shall cease upon Attorney's ability to participate in another group plan offered by any subsequent employer. The City shall not provide the Attorney with any other benefit or reimbursement (except as specifically set forth in this paragraph) beyond the date of her termination. All severance payments (excluding the continuation of medical, vision, and dental insurance benefits) shall be paid to the Attorney bi-monthly ~~in a lump sum~~ upon her next regular pay period after termination. Upon payment of the severance payment specified in this Section 11.2, and the medical, vison and dental insurance, and life insurance benefits provided for in this Agreement, the City shall have no further contractual financial obligations to the Attorney. The severance payment shall constitute stipulated and liquidated damages and the maximum amount of financial liability for which the City may be liable in the event of termination for breach of contract. Termination by the Commission under this Section or any other provisions of this Agreement shall not cause the Attorney to forfeit any vested benefits under the Defined Contribution Plan.

11.3 In the event the Attorney is terminated for misconduct as defined in Section 443.036(30), Florida Statutes, the City shall have no obligation to pay the Attorney any compensation, severance pay, medical, vision, and dental insurance or other benefits under this Agreement, including any unused accrued vacation leave, sick leave and personal days. Misconduct includes but is not limited to: (i) gross negligence in the performance of her duties; (ii) conviction of a felony; (iii) gross insubordination; (iv) willful neglect of duty; or (v) adjudicated violation of the Florida Code of Ethics for Public Officers and Employees, the Broward Conflict of Interest and Code of Ethics, the City Charter, or the City's Code of Ordinances.

11.4 If the Attorney is unable to perform her duties as specified in Section 3 of this Agreement for a period of thirty (30) consecutive days or sixty (60) non-consecutive days during any one-year period for any reason other than approved Family Medical Leave Act ("FMLA") absence, the Commission may terminate this Agreement. If the Attorney takes FMLA-approved

leave and exhausts her statutorily protected FMLA-approved leave in any one-year period, the Commission may terminate this Agreement. If this Agreement is terminated under this Section, the Attorney shall not be entitled to severance pay or any other benefits under the terms of this Agreement except for payment of accrued unused leave (vacation, sick and personal leave).

12. Termination of Agreement by Attorney.

12.1 In the event that the Attorney resigns during the term of this Agreement, the Attorney shall provide the City with ninety (90) days' advance written notice, unless the parties agree in writing to a different period of time. In the event of resignation by the Attorney under this Section, the Attorney shall not be entitled to receive any severance or medical, vision or dental insurance benefits; however, she shall be entitled to receive payment of any accrued unused vacation leave, sick leave and personal days.

12.2 In the event that the Attorney resigns with less than ninety (90) days' advance written notice, the City Commission may elect to terminate the Attorney immediately or allow the Attorney to continue to serve until the date specified in the Attorney's resignation. In the event of a resignation or termination under this paragraph, notwithstanding any other provisions of this Agreement, the Attorney shall not be entitled to receive any compensation, severance payment, any accrued unused vacation leave, sick leave, and personal days unless the City Commission authorizes payment of same.

13. Professional Development.

13.1 Subject to City policy and state law, the City agrees to pay the reasonable professional dues and subscriptions of the Attorney necessary for her continuation and participation as a member in national, regional, state and local professional associations and organizations necessary and desirable for her continued professional participation, growth and advancement, and for the good of the City. The Attorney shall not hold office in any local, state, regional or national professional association or organization without prior written approval of the Commission.

13.2 Subject to City policy and state law, the City agrees to pay the travel and reasonable per diem expenses of the Attorney for travel to one national and one state association conferences per year. The Attorney may, with the advance written approval of the City Commission, attend additional national or state conferences, or both.

14. Notice. Notices pursuant to this Agreement shall be given by hand delivery or by certified mail through United States Postal Service delivery, addressed as follows:

City: Mayor and Members of the City Commission
City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004

City Attorney: Eve Boutsis, City Attorney
100 W. Dania Beach Boulevard
Dania Beach, Florida 33004

15. <u>Real Estate Investments Prohibited</u>. Without the Commission's written approval, the Attorney shall not directly or indirectly invest in real estate within the City, except for her primary residence.

16. <u>Other Terms and Conditions</u>.

16.1 If any provision, or any portion of a provision contained in this Agreement is held to be unconstitutional, illegal, invalid, or unenforceable, the remainder of this Agreement, or any portion of it, shall not be affected and shall remain in full force and effect.

16.2 The waiver by either party of a breach of any provision of this Agreement by the other shall not operate or be construed as a waiver of any subsequent breach by that party.

16.3 The rights and obligations in this Agreement are personal in nature and cannot be transferred by the Attorney.

16.4 This Agreement contains the entire agreement of the parties. It shall not be changed or amended unless by an amendment in writing signed by the parties.

16.5 In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it, each party shall bear its own attorney fees and costs.

16.6 This Agreement shall be governed by Florida law and any litigation which may arise from this Agreement shall be filed and litigated in Broward County, Florida. The parties waive the right to a jury trial.

IN WITNESS OF THE FOREGOING, the parties have executed this Agreement, in duplicate, on the day and year first written above.

ATTEST:

CITY:
CITY OF DANIA BEACH, FLORIDA
a Florida Municipal Corporation

_____
ELORA REIRA
CITY CLERK

_____
ARCHIBALD J. RYAN IV
MAYOR

Dated: _____, 2024.

APPROVED FOR FORM AND CORRECTNESS:

_____
EVE A. BOUTSIS
CITY ATTORNEY

WITNESSES:

_____
Signature

_____
PRINT Name

_____
Signature

_____
PRINT Name

CITY ATTORNEY:

_____
EVE A. BOUTSIS

_____
DATE

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, 2024, by Eve A. Boutsis, who is personally known to me or has produced identification _____.

_____
Notary Public, State of Florida

My Commission Expires:

_____
Print Name

2024 Performance update of City Attorney:

Responsibilities

- Attends all City Commission meetings and acts as legal advisor to the City Commission.
- Attends all Community Redevelopment Agency ("CRA") meetings and acts as legal advisor to the CRA Board.
- Prepares responses to Permit Extension requests.
- Reviews and drafts text amendment ordinances
- Prepares and reviews Interlocal Agreements, Contribution and Development Agreements.
- Reviews and drafts covenants, easements, and vacation of right-of-way requests.
- Review all planning and zoning resolutions.
- Attends all Planning and Zoning Board meetings and advises the Board on legal issues.
- Attends all Code Compliance Special Magistrate Hearings and prepares all Orders.
- Defends all appeals of Special Magistrate Decisions in Court, prepares briefs in support of the decision and participates in Oral Argument.
- Settles all Code Compliance matters; and litigates all foreclosure and quite title actions.
- Prepares ordinances and resolutions for adoption by the City Commission.
- Prepares or reviews and approves all contracts, agreements, and other written documents to which the City is a party.
- Reviews and assists in preparation of City solicitations such as Request for Proposals, Invitation to Bid, Request for Qualifications, etc.
- Defends the City in legal proceedings or coordinates the defense with special legal counsel.
- Advises the City Manager, the Department Heads, and City employees on matters which have legal implications.
- Meets with developers and property owners on an as needed basis to address property specific concerns and zoning issues.

- Provided guidance to affected departments on all the new laws adopted by the state Citizens for Responsible Development that impact the City.

City Attorney Accomplishments FY 2022-2023

1. Successfully finalized the voluntary annexation of land within the City's Oceanfront Park with the City of Hollywood, Broward County and FDOT. Began working with FDOT and FAU regarding transfer of land from FDOT to the City and for a possible parking garage at the Park.
2. Successfully participated in negotiations with the Broward Delegation of the Florida Legislature to annexation the Academy Bus site from Broward County into the City of Dania Beach.
3. Successfully completed and implemented the Lucky Fish agreement.
4. Negotiated the Marina Contract with our new provider, Oasis Management.
5. Of material note, with Community Development, I drafted the Live Local implementation ordinance, worked with staff on the RAC unit updates and ensured compliance with state law. I also worked with staff on updating the signage code, to be consistent with federal and state precedent on signage regulations; we updated the City's noise ordinance for best practices, and drafted a city ordinance for naming city facilities. All ordinances are reviewed by the City Attorney and modified to ensure compliance with federal and state law.
6. Settled numerous pending litigation matters, including but not limited to: Bryant v. Dania Beach, Richardson v. Dania Beach, and the two long standing matters: Citizens for Responsible Development v. Dania Beach and Dania Casino. Please note that the Citizens suit, which included two appeals, were pending for over 14 years. To settle the matters with no liability on the City's side was an excellent conclusion to the litigation. In 2021 there were over 26 pending claims, the City only has three remaining law suits.
7. Reviewed and revised 25 ITBs, RFQs, Call to Artists, and RFPs for all the departments, and prepared all the associated contracts.
8. Updated the City Commission and staff on numerous state legislative actions that impinge upon home rule power, including, but not limited to updates on housing and zoning density and height regulations ("Live Local"). Annually I provide update on proposed state bills that may impact the City.
9. Prepared code case and lien settlement agreements, providing **$65,050.00** in funds paid to the City. Please note that between 2021 and 2022, we collected over **$351,100.00 in liens and settlements.** Prior to my tenure all code settlements and hearings were handled by outside counsel.
10. Attended all Charter Review Board meetings. Drafted the proposed charter ballot questions, memorandum for the Board and updates to the City's Charter.
11. Prepared a solicitation for Outside Legal Counsel services and ultimately entered into 12 Agreements with outside legal firms to serve, as needed, for expertise in various legal matters. This ensures our preparedness, in case an issue may arise, in which we need specialized legal services (ie: airport regulations expert).

12. Negotiated and updated numerous interlocal agreements including but not limited to the following topics: mutual aid, updated fire and police agreements, film permits, trash and recycling (solid waste services), E-911 services, seaport and airport regulations.
13. Prepared development agreements for certain infrastructure improvements, which improvements are to be paid by the developer.
14. Negotiated with the IRS to remove the penalty and interest charges relating to fiscal years 2020 and 2021.
15. Addressed all inquiries of the Broward Office of the Investigator General, and the State Ethics Commission.
16. Worked with Finance and IT on a development project with SiFi, to provide a closed loop ethernet service and city Wi-Fi service for the City, and a low cost option of high speed internet to all residents. The SiFi provider's mission statement includes providing low cost internet to the underserved areas of the Cities it engages with.
17. Advised the City Commission of the possible funds due to the City from the City of Hollywood regarding waste water overcharges.
18. Advised the City on the Opioid litigation and provided the settlements to the City Commission for approval, with funding to provide assistance to residents for opioid addiction.
19. Advised the City on the pending settlements and litigation relating to groundwater supply and soil contamination by Per- and Polyfluoroalkyl Substances ("PFAS") containing with any and all products including, but not limited to, Aqueous Film Forming Foam ("AFFF").
20. Coordinated the purchase of 148 N Federal Hwy, Dania Beach.lll
21. Ongoing negotiations with Broward County to obtain title to county land for a park between the two Wave Apartment projects (70 and 90 Wave).
22. Assisted Community Development with review and analysis of proposed updates of the City's Comprehensive Plan (required every seven years).

<u>Key Objectives FY 2023-2024</u>

Objective 1: Continue to resolve claims and disputes without having to resort to costly litigation.

Objective 2: Complete the process of Updating the City's Comprehensive Plan with the assistance of Community Development.

Objective 3: Continue to update the City Code as to best practices and removal of any obsolete provisions.

Objective 4: Continue to work with FDOT to obtain title to FDOT land in the City's Ocean Park, so that an agreement can be had with FDOT and FAU so that the City can ultimately build a parking garage.

Objective 5: Negotiate with the City of Hollywood regarding wastewater fees.

To: Elected Officials of Dania Beach
July 2024
From: Rita Buck-Crockett
Re: Proposal for the City of Dania Beach

Rita Crockett Beach Sports Academy "RCBSA" 501 3C in collaboration with the City of Dania Beach proposes to develop a unique multisport beach facility in Dania Beach, Florida that caters to all age groups and their needs for recreational outdoor activities. It will attract residents and visitors. [While we understand we will need to obtain permission from the City based on the City Code for the naming rights, we will refer to our facility as "The Pit"]. "The PIT" at Frost Park is a Beach Sport Complex that offers a variety of lifestyle beach sports ranging from sand pickleball, beach volleyball, footvolley, beach tennis, beach flag football and more. Home to 6 lighted courts with a sitting area and concession stand at Frost Park. Partnering with Dania Beach, "The PIT" will offer leagues, vacation training packages, local, national, and international tournaments to bring visitors to the city. "The first City of Broward County" with the first Beach Sport Complex.

Rita Buck-Crockett is the face of RCBSA, and is a resident of Dania Beach, Rita is a former Assistant Athletic Director, Head Indoor and Beach Volleyball Coach for Florida International University. Crockett played professional volleyball in Switzerland, Italy and Japan, was a member of the 1982 FIVB World Cup Bronze Medal USA National Team where she was name to the All-World team, and the 1984 Silver Medal USA Olympic Team, as well as being World Champion of the WPVA Beach Volleyball League in 1989 and Runner-up in 1990. She served as Head Volleyball Coach of the Swiss National Team, the RTV Basel Professional Club VB Team (Switzerland) and was also Head VB Coach at the University of Iowa. Her honors include AVCA National Coach of the Year (Beach VB), International Volleyball Hall of Fame, Texas Sports Hall of Fames, Texas Black Sports Hall of Fame, San Antonio Sports Hall of Fame and is a University of Houston Athletics Hall of Fame inductee. Rita is a graduate of University of Iowa.

RCBSA aligns its culture with the City's Culture of Respect, Integrity, and Standard of Excellence.
Upon City approval, The RCBSA (Rita Crockett Beach Sport Academy) is proposing these key elements for partnership with Dania Beach:

● RCBSA is seeking 50% assistance of the start-up cost from the city, estimated at $277,251 from a total of $554,502. The total cost includes: the building of the facility, staff salaries, equipment purchases, administrative fees, and marketing. RCBSA will match the remaining 50% needed for start-up cost. (appendix)
● The proposal includes the use of Frost Park and the community center for check-in, concession stand, bathrooms, storage space where available, fencing, netting, and lighting for night play. Parking for high volume events, we will work with the Casino in advance. Partnership will also include city staffing for daily check-in, main events, as well as security referrals for special events.
● RCBSA proposes a revenue share of 30% for the city and 70% for RCBSA.
● The city's HR background screening assistance, supplemental marketing tools, and maintenance, as well as equipment, will be utilized.
● Residents of Dania Beach will receive discounts for events, training and activities. Residents will also receive open play hours.
● RCBSA is asking for a partnership and land use for 3-5 years with the option to grow the facility and renew the partnership.

The purpose of the "The Pit" at Frost Park is to enhance the City's recreational programs to locals and non-local visitors that make Dania Beach its destination and bring revenue to the community at large.

Rita Buck-Crockett

Rita Crockett Beach Sports Academy
"THE PIT" @ Frost Park
Proposal for the City of Dania Beach

Prepared by:

Rita Buck-Crockett

Marrita Crockett-Moulton

Rene Buck

Presented 2024

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marritacrockett33@gmail.com | 319-594-7332
renebuckg@gmail.com | 850-321-3024

ritacrockettacademy.com

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- Summarize the business concept, target market, competitive advantages, financial projections, and funding needed.

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- Describe the proposed beach volleyball court facility, including the location, number of courts, amenities, etc.
- Explain the vision, mission, and goals for the business.
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- Explain how we plan to promote and market the beach volleyball facility.
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- Outline our sponsorship investment opportunities
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- Emphasize the team's expertise and the facility's competitive advantages.
- Call to action for the reader to invest or partner with our beach volleyball venture.

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- facility renderings, cost, frost park aerial view, 3 year budget plan, 501c3

Executive Summary

We propose to develop a state-of-the-art beach sports facility in Dania Beach, Florida to cater to the growing demand for outdoor recreational activities there. The proposed facility, situated at Frost Park adjacent to the Dania Beach Casino, will offer a diverse range of beach-based sports and activities catering to both tourists and local residents. By leveraging the unique setting, establishing strategic partnerships, and employing comprehensive marketing, we know that this facility has the potential to become a premier destination for beach sports and recreation in the Dania Beach/Fort Lauderdale area.

Our mission for Rita Crockett Beach Sports Academy (RCBSA) is to help create a positive impact on the community. Everyone is welcome to become a part of our program. We are dedicated to helping all players find a passion for playing beach sports. We are focused on developing players at all levels by providing collective and individual classes. Our goal is to help each individual reach his goal target. The PIT at Frost Park is a Beach Sport Complex that offers a variety of lifestyle beach sports ranging from beach volleyball, footvolley, beach tennis, beach flag football and more. Home to 6 lighted courts with a sitting area for viewing, The PIT is a great place for locals and tourists to experience these lifelong sports.

Partnering with Dania Beach, The PIT will offer vacation training packages to bring visitors to the city for not only sports, but also to experience all of the opportunities the "first city of Broward County has to offer." RCBSA will create a unique beach sports academy that will serve the City of Dania Beach by bringing an array of beach sports for locals as well as becoming a destination for all beach sports. The PIT will host local, national, and international tournaments, bringing attention to the City of Dania Beach. RCBSA will attract beach sport lovers to participate in all beach sports, including, but not limited to:

- ☑ Sand Pickleball
- ☑ Beach Volleyball
- ☑ Beach Tennis
- ☑ Beach Foot Volley
- ☑ Beach Soccer
- ☑ Beach Flag Football
- ☑ Free-play time for the community
- ☑ Beach Volleyball Juniors Club
- ☑ After school sports programs
- ☑ A multiple sports training facility destination
- ☑ College Annual Invitational Tournament
- ☑ Beach Sports Junior Tournaments

Business Overview

With several miles of public beaches that are popular with both locals and tourists, Dania Beach sees high traffic during the peak tourism seasons, winter and summer. Nearby attractions, like the Dania Beach Pier, Ocean Walk Village, and Dania Pointe, also draw visitors to the area. Water sports like swimming, surfing, and stand-up paddleboarding are popular activities. Capitalizing on these activities is a part of our strategy for promoting a new beach sports facility in Dania Beach.

Dania Beach is an ideal location for a beach sports facility due to its prime beachfront location, year-round warm climate, and growing population. The area has a large and active community of beach sports enthusiasts. By developing a comprehensive beach sports complex, we can meet the demand for these

activities and position Dania Beach as a hub for outdoor recreation.

Proposed facility

The beach sports facility will feature the following key elements:

- 6 lighted courts (with room to grow)
- Beach fitness area for classes like yoga, pilates, and a bootcamp
- Concession stand serving food and refreshments
- Retail shop offering sports equipment, apparel, and accessories
- Ample parking and support facilities
- Storage areas for equipment

Project Costs

6 courts = 205' x 160' Mock up (appendix)

☑ 6 courts with 12" -18 " of sand	$162,000
☑ 6 Monson systems	$12,000
☑ Decorative wall concrete footer	$76,650
☑ 6 custom - nets, lines, pole pads, antennas	$9,900
☑ 2 Soccer goals | 2 portable football goals	$1500
☑ Drainage - rock, hydraway, dig changels	$24,000
☑ Shower | rinse station	$12,500
☑ Grade and level	$10,000
☑ General labor - heavy equipment, sleeves, fabric, dumpster	$51,000
Total Projection Costs:	$359,550

Market demand:

- There are currently limited dedicated beach sports facilities in the South Florida area, which presents an opportunity for Dania Beach to be the destination for beach sports activity in South Florida.
- These types of facilities would cater not only to tourists looking for beach recreation, but local residents, college, and professional athletes seeking training opportunities in South Florida for training.
- Amenities, like equipment rentals, a pro shop, food and beverage service, and seating will complement the sports offerings.

The facility will be designed to maximize the use of the natural environment, with minimal built structures to preserve the aesthetics of the area. Sustainable and eco-friendly construction methods will be employed to minimize the environmental impact.

RCBSA Facility SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis

Strengths:

- Ideal climate and weather year-round for outdoor beach volleyball
- Existing popularity and demand for beach sports and activities in South Florida
- Potential to attract both local and tourist clientele
- Relatively low barrier to entry compared to indoor sports complexes
- Opportunity to host tournaments, leagues, and events to drive revenue

Weaknesses:
- Reliance on favorable weather conditions - facilities cannot operate during storms, heavy rain, etc.
- Seasonal nature of demand, with busier seasons and slower periods
- Potentially limited space for parking and supporting amenities at beachfront locations

Opportunities:
- Growing popularity of beach sports as recreational and competitive sports
- Ability to cater to both casual players and serious/competitive athletes
- Potential to host youth and adult volleyball tournaments, drawing participants from across the region
- Integration with other beach activities and amenities to create a comprehensive experience
- Expansion opportunities to additional beach locations in South Florida

Threats:
- Competition from other beach sports, activities, and entertainment options
- Risk of damage or destruction from hurricanes, tropical storms, and other severe weather
- Potential for restrictive local regulations or zoning laws limiting facility development
- Changing consumer preferences and trends that could impact long-term demand
- Difficulty in securing reliable, skilled staff for seasonal operations

Competition:
- Nearest beach sports facilities are located in Fort Lauderdale, about 10 miles north of Dania Beach.
- Other nearby competition could come from community parks, hotels, and private clubs that offer limited beach sports programming.
- Limited direct competition in the immediate Dania Beach area for a dedicated, full-service beach sports complex

Overall, the South Florida market presents significant opportunities for successful beach volleyball facilities, but also comes with inherent operational and environmental challenges that must be carefully considered. Leveraging the region's natural assets, the popularity of beach sports, and the potential for hosting events can be key competitive advantages. Mitigating weather risks, managing seasonal fluctuations, and differentiating the offering will be critical to the long-term sustainability of RGBSA.

In summary, the Dania Beach market, particularly the Frost Park location near the Dania Beach Casino, presents an attractive opportunity for a new beach sports facility. With limited direct competition, and a diverse target audience, the facility can capitalize on the area's tourism and demands for recreational opportunities. Consistent program planning and execution will be key to ensuring long-term success. Having a solution for South Florida's rainy season will also play a part in RCSBA'S success.

Operations and Management

The beach sports facility will be staffed by a team of experienced professionals, including a general manager, sports directors, coaches, and event attendants. The facility will operate daily with open court time, with extended hours during peak seasons. The operational plan will include a comprehensive programming schedule, featuring sand pickleball, beach volleyball leagues, soccer and football tournaments, beach fitness classes, equipment rentals, and special events. Pricing will be structured to accommodate both tourists and local residents, with a range of daily passes, memberships, and package options.

Planning Schedule Checklist (Tentative)
- Establish 501 (c) 3 status (Approved by IRS May 2, 2024)
-Complete 3 year budget and business plan (completed 2024)
-Promote club, tournaments, job openings, and market grand opening (Upon City Approval 2024)
-Grand Opening (Upon City Approval 2024-2025)

Operational expenses:

Staffing - Annual Salaries
- General Manager ~ Full time Annual Salary $90,000 + benefits (appx. $20,000)
*Responsibilities include seeking out sponsorships and donations, marketing, managing all sports and directors, organizing tournaments and special events, and overseeing the Beach Volleyball Club

- Business Development Director and Web Master - Part time Annual Salary ($35 per hr@ 5 hrs per week = $9,100 + 8% commission on revenue generated by this position
*Responsibilities include seeking out court rental revenue, sponsorships and donations, marketing, website, social media

-Sports Director ~ Part time Annual Salary ($26,000) $25.00 per hr @ 4 days per week/5 hrs per day
*Responsibilities include overseeing beach volleyball, beach tennis, and beach foot volley during league, clinics, camps,tournaments and special events.

-Assistant Sports Director ~ Part time Annual Salary ($20,800) $20.00 per hr @4 days per week/5 hrs per day
*Responsibilities include overseeing beach pickleball, beach soccer and beach flag football during league, clinics, camps,tournaments and special events

-Rental, Concessions, and Retail Staff (2 people @ $16.00 per hr/4 hrs per day/20 event days per year)(Annual cost $2,560)
*Responsibilities included events, concessions, and retail

-Beach Club Coaches 4 coaches @ $20.00 per hr/3 hrs per day/4 days per week)(Seasonal cost $9,360 x 3=$28,080)

Start-up costs:
- Facility construction - $359,550
- Equipment - $10,000
- Initial administrative, marketing and promotion costs: $9,120
- Insurance and liability costs: will be based on the City of Dania regulations
- Operations expenses (staffing and administration fees) - $194,952
Total estimated start-up costs: $554,502

Programming:
- Membership packages
- Sand Pickleball, Beach volleyball leagues and tournaments (Juniors/Intermediate, International and College)
- Beach soccer/football pick-up games and tournaments

- Beach fitness classes (yoga, Pilates, bootcamp)
- Equipment rentals (volleyball, soccer balls, yoga mats, etc.)
- Birthday parties, corporate outings, and special events
- Youth summer camps and clinics

Tentative Pricing:
- Day passes: $12-$18 for adults, $7-$10 for children (under 12)
- Monthly memberships: $55-$85 for individuals, $120-$160 for families
- Equipment rentals: $6-$12 per hour
- League/event fees to be determined based on demand
- Discounts for local residents, students, seniors, active military/veterans

Marketing Strategy Options for Sales Revenue

The facility's marketing strategy will consist of a multi-faceted digital approach, including a user-friendly website, targeted social media campaigns, email marketing, and search engine advertising. Strategic partnerships with the Dania Beach Casino, local hotels, sports/fitness studios and tourism boards will further amplify the facility's visibility and reach.

Marketing and Partnerships: City of Dania Beach Partnership will help
- Partner with the Dania Beach Casino, nearby hotels, and local businesses
- Advertise on local tourism websites and social media channels
- Email marketing, loyalty programs, and referral incentives
- Targeted digital marketing through tourism websites, social media, and influencers
- Host community events and sports tournaments to drive awareness
- Participation in community events and sports league sponsorships
- Offer group/corporate packages and team-building activities
- Leverage the Frost Park location and proximity to the beach/casino

Target Market, Customer Segments and Revenue Streams

The primary target market for the beach sports facility will be tourists and visitors to the Dania Beach/Fort Lauderdale area, as well as North Miami and North of Dania Beach, as far as Pompano and Deerfield Beach, drawn by the facility's unique location and programming. The secondary target market will be local residents of Dania Beach and surrounding communities, who will be attracted to the diverse range of beach-based recreational and fitness activities. We will generate revenue through membership fees, court/field rentals, fitness class fees, retail sales, and concessions. Additional revenue can be derived from hosting beach sports tournaments and events that will attract participants from across South Florida. The demographic profile below highlights Dania Beach as a well-rounded coastal community with a mix of families, working professionals, and retirees. The diversity and relatively high income level present opportunities for a variety of recreational amenities and services.

Age distribution:

- The population has grown steadily over the past decade, increasing from 29,639 since 2010 to 31,915 as of July 2023.

- Dania Beach has a median age of 41 years old.

The age breakdown is:

-Under 5 years old: 6.5%

-Under 18 years old: 18.6%

-65 years and over: 18.8%

-Female persons: 50.7%

Racial and ethnic makeup:

- Dania Beach is a diverse community:

- White: 41.6%

- Hispanic/Latino: 34.3%

- Black/African American: 20.6%

- Asian: 1.7%

- Other races: 16.2%

-Foreign born persons as of 2022: 30.6%

-Veterans as of 2022:1,359

Income and education:

- Median household income is $46,330.

- 33.3% of adults have a bachelor's degree or higher education.

- The top industries are healthcare, retail, accommodation/food services, and education.

Key customer segments include:
- Families and groups seeking beach recreation and activities
- Active adults and fitness enthusiasts looking for outdoor workouts
- Sports leagues and tournament participants
- Corporate groups and event planners
- Colleges and professional athletes

Digital Marketing Initiatives

Website and SEO:
- Develop a user-friendly, responsive website that highlights the facility's features, programming, and booking capabilities
- Optimize website content and meta tags for key search terms related to "beach sports", "Dania Beach recreation", "beach fitness", etc.
- Ensure the website has clear calls-to-action for booking, membership sign-ups, and event registrations

Social Media:
- Maintain an active presence on platforms like Facebook, Instagram, and Twitter
- Post regular updates on facility events, programs, photos, and videos to engage the audience
- Run targeted social media ads to reach tourists, locals, and relevant interest groups
- Leverage influencer marketing by partnering with local fitness personalities or sports teams

Email Marketing:
- Build an email subscriber list through website sign-ups, event registrations, and in-person interactions
- Send monthly newsletters highlighting upcoming programs, specials, and facility updates
- Implement automated email campaigns for new member onboarding, membership renewals, and abandoned bookings

Search Engine Marketing (SEM):
- Invest in paid search ads targeting relevant keywords and location-based targeting
- Consider running seasonal or event-based pay-per-click campaigns to drive traffic during peak periods
- Leverage location-based ad targeting to reach tourists and visitors in the Dania Beach/Fort Lauderdale area

This multi-faceted digital marketing approach aims to maximize the facility's online visibility, lead generation, and customer engagement across various touchpoints. By integrating targeted advertising, content marketing, partnerships, and data-driven optimization, the facility can effectively reach and convert its desired target audiences.

Financial Projections

Initial capital investment for the development of the beach sports facility at Frost Park is estimated at $554,502. This will cover the construction of the courts and supporting amenities, as well as start-up operational costs including salaries, purchase of sports equipment, and any additional administrative fees.

Based on the comprehensive market analysis and operational plan, the beach sports facility is projected to generate annual revenues that demonstrate strong potential for a solid return on investment.
See appendix.

Revenue programming (tentative pricing):

Key considerations:
- Sensitivity to seasonal fluctuations in demand and weather conditions
- Potential for increased competition in the local market
- Need for effective marketing and promotion to attract both local residents and tourists
- Potential for expansion or diversification of services over time to enhance revenue streams
- Careful management of operational expenses and maintenance costs

Junior beach volleyball travel club (tentative pricing)

Club membership fees:
- $300 per month per player for seasonal (9 month) membership
- Discounts available for multiplayer family memberships

Outside Team training fees:
- $100 - $150 per player for 2-3 weekly practice sessions
- $150 - $250 per player for 3-4 weekly practice sessions

Tournament entry fees:
- $150 - $300 per team for in-state/regional tournaments
- $300 - $500 per team for national/travel tournaments

Travel expenses:
- $100 - $250 per player for tournament transportation
- $75 - $150 per player for tournament hotel accommodations

Private coaching and instruction:
- Included in club membership fees
- Additional private/small group lessons available for $50 - $100/hour

Merchandise and equipment:
- $50 - $100 for required club uniform package
- $20 - $50 for optional spirit wear and accessories

Key factors in pricing:
- Costs of facility rentals, coaching staff, equipment, and tournament fees
- Desired level of club exclusivity and quality of training/competition
- Competitive benchmarking with other elite junior beach volleyball clubs
- Ability to offer financial aid/scholarship opportunities
- Anticipated travel schedule and expenses for national-level competition

The pricing needs to balance covering the club's operational costs with making the program accessible for players and families. Offering multiplayer discounts, payment plans, and financial assistance can help make the club more affordable. Ongoing review of pricing, cost structures, and market dynamics will be important to ensure that the club remains competitive and sustainable over time.

Adult leagues (tentative pricing members receive 10% discount)

Sandy PickleBall Leagues
- 8-week season with matches 2 times per week
- Doubles teams of 2 players
- Divisions for competitive and recreational play
- Includes court rental, umpire fees, and league administration

Pricing:
- Team registration: $200 per team/Individual player: $125 per player

Beach Volleyball Leagues
- 8-week season with games 2 times per week
- Teams of 4-6 players
- Divisions for competitive, recreational, and co-ed play
- Includes court rental, referee fees, and league administration

Pricing:
- Team registration: $400 per team/ Individual player: $125 per player

Beach soccer leagues
- 8-week season with games 1 time per week
- Teams of 6-8 players
- Divisions for competitive and recreational play
- Includes field rental, referee fees, and league administration

Pricing:
- Team registration: $550 per team/ Individual player: $125per player

Beach flag football leagues
- 8-week season with games 1 time per week, with playoffs potentially adding 1-4 weeks to the season. - Teams of 7-9 players
- Divisions for competitive and recreational play
- Includes field rental, referee fees, flags/equipment costs and league administration
Pricing:
- Team registration: $650 per team/ Individual player: $125 per player

Beach tennis leagues
- 8-week season with matches 1-2 times per week
- Doubles teams of 2 players
- Divisions for competitive and recreational play
- Includes court rental, umpire fees, and league administration
Pricing:
- Team registration: $200 per team/Individual player: $125 per player

Footvolley leagues
Competitive division
- 8-week season with matches 2 times per week
- Teams of 2 players
- Divisions for men's, women's, and co-ed play
- Includes court rental, referee fees, and league administration
Pricing:
- Team registration: $200 per team/Individual player: $125 per player

Round Robin Pass - Renewable throughout the year
- Teams of 2-4 players
- Co-ed play approved
- Includes court rental, referee fees, and league administration
Pricing:
- 10 Visits @: $150 per Individual player:

Key features:
- Professionally organized and officiated leagues
- Flexible scheduling to accommodate different skill levels and preferences
- End-of-season playoffs and championship tournaments
- Customized team uniforms and awards for division champions
- Opportunities for sponsorships and branding

By offering these adult league programs, we aim to foster a vibrant beach sports community in Dania Beach and provide a premier destination for organized recreational activities. The league packages are priced competitively to encourage participation while also generating revenue to support the facility's operations.

<u>Adult beach sports camp packages (tentative pricing members receive 10% discount)</u>

1-week camp
- 5 days of instruction and gameplay (Monday - Friday)
- 2 hours per day of beach sport activities
- Choice of beach volleyball, or sand pickleball, beach foot volley, and beach tennis

- Includes court/field rentals, equipment, and coaching
- Lunch and refreshments provided
- Welcome reception and end-of-camp celebration
-Option to add accommodation package at nearby resort
- $450 per person

Pro Package camp
- 5 days of comprehensive beach sports training (Monday - Friday)
- 4 hours per day of instruction, drills, and gameplay
- Choice of beach volleyball, or sand pickleball, beach foot volley, and beach tennis
- Includes court/field rentals, equipment, coaching, and sports therapy
- Welcome reception, daily social/networking events, and end-of-camp celebration
- Option to add accommodation package at nearby resort
- $800 per person

Key features:
- Designed for adult beach sports enthusiasts of all skill levels
- Hands-on instruction from experienced coaches and trainers
- Opportunity to cross-train in multiple beach sports
- Inclusive of all necessary equipment and facilities
- Social events for networking and community building
- Customized packages available for corporate groups and team retreats

These adult beach sports camp packages are intended to attract both local residents and visitors to Dania Beach, offering a comprehensive and immersive beach sports experience. The pricing is structured to provide value for participants while generating attractive revenue for the facility.

These adult beach sports camp packages are intended to attract both local residents and visitors to Dania Beach, offering a comprehensive and immersive beach sports experience. The pricing is structured to provide value for participants while generating attractive revenue for the facility.

Sponsorship packages
(While working within proper protocols of the City Code)
These sponsorship packages offer businesses and organizations a range of opportunities to align their brands with the premier beach sports facility in Dania Beach. The packages are designed to deliver valuable brand exposure, exclusive access, and unique experiences for sponsors and their clients/employees.

Title Sponsorship - $100,000 per year
- Naming rights to the entire facility (e.g. "The [Sponsor] Beach Sports Complex")
- Prominent branding on all facility signage, marketing materials, and digital assets
- Exclusive presenting sponsor of all major tournaments and events
- Option to host 2 exclusive member/client events per year
- 20 individual/family memberships
- VIP access and hospitality benefits for all facility events

Court/Field Sponsorship - $25,000 per year (per court/field)
- Exclusive branding and naming rights to a specific court or field
- Prominent signage and branding on the sponsored court/field
- Inclusion in all court/field rental marketing and bookings
- 10 individual/family memberships
- Opportunity to host 1 member/client event per year

Fitness Sponsorship - $15,000 per year
- Exclusive branding and naming rights to the fitness area
- Prominent branding in fitness class schedules and marketing
- Opportunity to offer fitness-related product samples and demos
- 5 individual/family memberships
- Opportunity to host 1 member/client fitness event per year

Retail Sponsorship - $10,000 per year
- Exclusive branding and naming rights to the on-site retail shop
- Prominent branding on all retail merchandise and point-of-sale
- Opportunity to sell branded merchandise and apparel in the retail shop
- 3 individual/family memberships
- Opportunity to host 1 member/client event per year

Community Sponsorship - $5,000 per year
- Branding on facility-wide signage and marketing materials
- Inclusion in all community events and programming
- 2 individual/family memberships
- Opportunity to host 1 member/client event per year

Conclusion

In conclusion, the partnership between RCBSA and Dania Beach for the development of "The Pit" at Frost Park represents a significant opportunity for both parties and the community at large. By aligning resources, expertise, and vision, this venture aims to create a premier beach sports destination that enhances the city's recreational offerings while stimulating economic growth.

The proposed partnership model, with RCBSA being responsible for additional operational costs above the city's contributing 50% of the start-up costs and the city providing essential support and resources, demonstrates a commitment to shared success and sustainable development. The revenue-sharing arrangement, coupled with resident benefits and community engagement initiatives, ensures that the project not only generates financial returns but also fosters inclusivity and accessibility.

Furthermore, the strategic location of Frost Park, coupled with the comprehensive marketing strategy outlined in this proposal, positions "The Pit" to attract both local enthusiasts and visitors, bolstering tourism and enhancing the city's reputation as a vibrant destination for sports and leisure activities.

As we embark on this journey, we are confident in the strength of our business concept, the dedication of our team, and the support of our community partners. Together, we have the opportunity to create something truly exceptional—a world-class beach sports facility that not only serves as a source of pride for Dania Beach but also enriches the lives of all who engage with it.

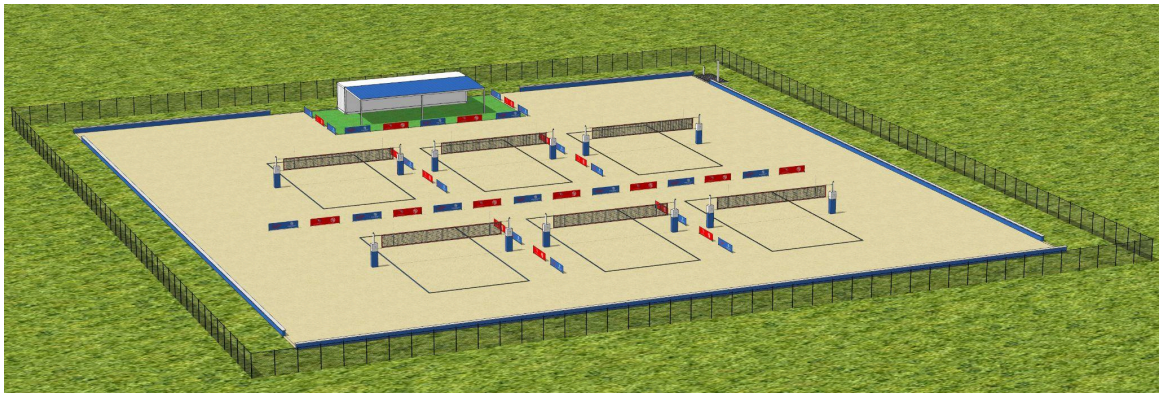
We invite you to join us in making this vision a reality. Together, we can build more than just a beach sports facility; we can build a legacy—a place where memories are made, friendships are forged, and dreams are realized.

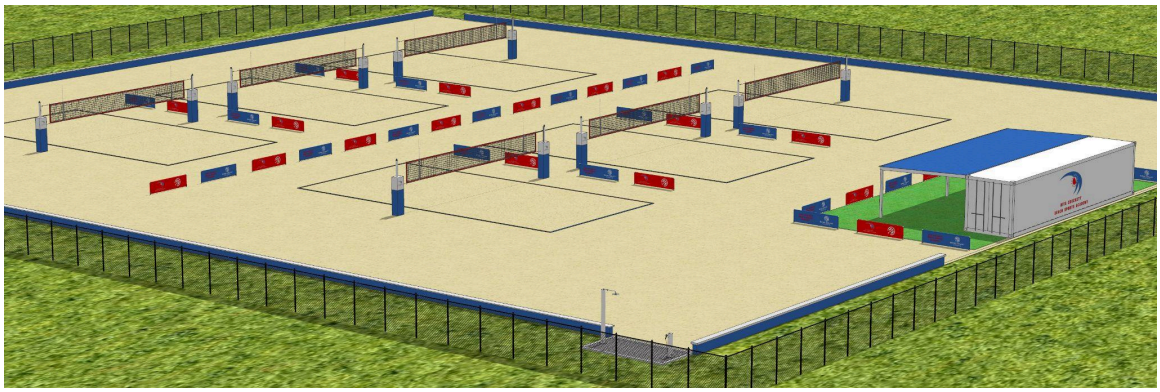
Thank you for considering our proposal and for the opportunity to contribute to the vibrancy and vitality of Dania Beach.

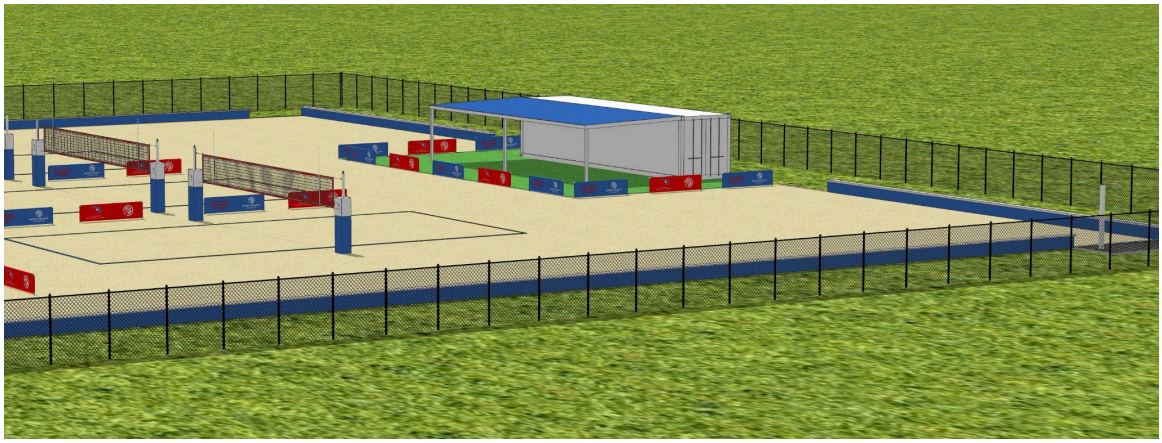
Appendix

NE 2nd St
NE 2nd St
NE 2nd St
NE 2nd Ave
NE 2nd Ave
NE 2nd Ct
NE 2nd Ct
NE 2nd Ct
Frenton Blvd
Frenton Blvd
Baseball Field
Frost Park
NE 1st St
NE 1st St
NE 1st St

RITA CROCKETT BEACH SPORTS ACADEMY
SAND COURT
EXPERTS







Estimate- #564 Crockett Academy

Sand Court Experts

35816 Pinegate Trail
Eustis, FL 32736
352-267-1670

February 20, 2024

BILL TO

Rita Crockett

FOR

6 Courts= 205' x 160'

DESCRIPTION	AMOUNT
Sand	$162,500.00
6 - Custom- Net, lines, pole pad, antennas	$9,900.00
General: Labor , Heavy equipment, sleeves, fabric, dumpster	$51,000.00
Decorative wall Concrete footer	$76,650.00
6 Monson system	$12,000.00
Grade and level Estimate Need site visit	$10,000.00
Drainage - rock , hydraway, dig channels	$24,000.00
Shower/Rinse station	$12,500.00
Chain link FenCe	$34,500.00
*Does not include removal of soil off property	
Notes: Balance site, Stabalized entrance not needed. Utilize Field Measurements. SCE to rough grade loose soil outside court perimter up to 10'	
55% Deposit to start project	
SUBTOTAL	$393,050.00
TAX RATE	0.00%
Shipping	$3,500.00
Balance DUE TOTAL	$396,550.00

Chain link fence: REMOVED

Make all checks payable to Sand Court Experts. If you have any questions concerning this invoice, contact Robert Hendrick , 352-267-1670, Mark@SandCourtExperts.com

THANK YOU FOR YOUR BUSINESS!

3 year budget	CURRENT TAX YEAR	ANTICIPATED SUCCEEDING TAX YEARS	
	From: 01/24/2025 To: 12/31/2025	From: 01/24/2026 To: 12/31/2026	From: 01/24/2027 To: 12/31/2027
Revenue			
1. Gifts, grants, and contributions received			
2. Revenue	378,650	531,690	674,220
3. Other Income	30,000	36,000	42,000
4. Net unrelated business income			
5. Value of services or facilities furnished by government unit without charge (not including the value of services generally furnished to the public without charge			
6. Taxes levied for RCBSA benefit			
7. Any revenue not otherwise listed above or in lines 9 through 12 below (provide an itemized list below)			
8. Total of lines 1 through 7	408,650	567,690	716,220
9. Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to RCBSA exempt purposes)	3,000	3,600	4,200
10. Total of lines 8 and 9	411,650	571,290	720,420
11. Net gain or loss on sale of capital assets (provide an itemized list)			
12. Unusual grants (provide an itemized list below)			
13. Total Revenue (add lines 10 through 12	411,650	571,290	720,420
Expenses			
14. Fundraising expenses	5,000	5,000	5,000
15. Contributions, gifts, grants, and similar amounts paid out (provide an itemized list below)			
16. Disbursements to or for the benefit of members (provide an itemized list below)			
17. Compensation for GM	103,512	106,617	109,816
18. Other salaries and wages	74,320	83,780	86,294
19. Contractual revenue sharing to City of Dania		123,495	171,387
20. Occupancy (rent, utilities, etc.)			
21. Depreciation and depletion			
22. Professional fees, CPA, Payroll, Security, Medical staff,	6,120	6,304	6,493
23. Itemized financial data (phone internet, general office supplies, program services, workshop space, insurance, miscellaneous	6,000	6,500	7,000
24. Any expenses not otherwise classified, such as program services, replacement equipment, replacement sand		8,000	9,000
25. Total Expenses (add lines 14 through 23)	194,952	339,696	394,989
Net Operating Income	216,698	231,594	325,431

Budget 1st year	Total 1st year	Total 2nd year	Total 3rd year
Revenue			
1. Gifts, grants, and contributions received			
2. A Membership fees received			
Membership monthly	130	190	250
Cost per person for monthly membership			
Total Monthly Membership	$36,000	$78,000	$120,150
Membership yearly	70	90	97
Cost per person yearly membership			
Total Yearly Membership	$26,600	$34,200	$37,830
Membership yearly family	45	67	78
Cost per person yearly membership			
Total Yearly Membership family	$18,900	$28,140	$33,540
TOTAL All Memberships	$81,500	$140,340	$191,520
2.B Leagues			
Sand Pickleball, Beach Tennis, Beach Footvolley (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 2			
Cost per team			
Total teams	$16,800	$21,600	$26,400
Beach Volleyball (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 4 to 6			
Cost per team			
Total teams	$16,000	$22,400	$29,400
Beach Soccer (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 6 to 8			
Cost per team			
Total teams	$5,500	$7,700	$9,600
Beach Flag Football (8 weeks)			
Individual player			
Cost per player			
Total single player	$0	$0	$0
Teams of 7 to 9			
Cost per team			

Total teams	$6,500	$11,700	$13,600
TOTAL All Leagues	$44,800	$63,400	$79,000
2.C Camps			
All Beach Sports (5 days at 2 hours a day)			
Individual player			
Cost per player			
Total	$31,500	$38,700	$45,900
Pro Package All Beach Sports (5 days at 4 hours a day)			
Individual player			
Cost per player			
Total	$32,000	$32,000	$32,000
TOTAL Camps	$63,500	$70,700	$77,900
2. D Round Robin Pass (1day a week)			
Individual player			
Round Robin 10 visits (Beach V, Beach T, Sand Pickleball)			
Total Round Robin	$27,750	$45,750	$63,900
2. F Junior Beach Volleyball Travel Club			
Individual player (4 age groups)			
Cost per player (9 month season, 3 times a week)			
Total	$129,600	$172,800	$216,000
Total 2. Revenue	$378,650	$531,690	$674,220
3. Other Income **(Tournaments and Events)**	$30,000	$36,000	$42,000
4. Net unrelated business income			
5. Value of services or facilities furnished by government			
6. Taxes levied for RCBSA benefit			
7. Any revenue not otherwise listed above or in lines 9			
8. Total of lines 1 through 7	$408,650	$567,690	$716,220
9. Gross receipts from admissions, merchandise sold or	3000	3600	4200
10. Total of lines 8 and 9	$ 411,650	$ 571,290	$ 720,420
11. Net gain or loss on sale of capital assets (provide an			
12. Unusual grants (provide an itemized list below)			
13. Total Revenue (add lines 10 through 12	$ 411,650	$ 571,290	$ 720,420

Budget 1st year	1st month	2nd month	3rd month	4th month	5th month	6th month	7th month	8th month	9th month	10th month	11th month	12th month	Total 1st year	13th month	14th month	15th month	16th month	17th month	18th month	19th month	20th month	21st month	22nd month	23rd month
Revenue																								
1. Gifts, grants, and contributions received																								
2. A Membership fees received																								
Membership monthly	20	30	40	50	60	70	80	90	100	110	120	130	130	135	140	145	150	155	160	165	170	175	180	185
Cost per person for monthly membership	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00		$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00
Total Monthly Membership	$800	$1,200	$1,600	$2,000	$2,400	$2,800	$3,200	$3,600	$4,000	$4,400	$4,800	$5,200	$36,000	$5,400	$5,600	$5,800	$6,000	$6,200	$6,400	$6,600	$6,800	$7,000	$7,200	$7,400
Membership yearly	15	5	5	5	5	5	5	5	5	5	5	5	70	7	7	7	7	7	7	8	8	8	8	8
Cost per person yearly membership	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00		$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00	$ 380.00
Total Yearly Membership	$5,700	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$26,600	$2,660	$2,660	$2,660	$2,660	$2,660	$2,660	$3,040	$3,040	$3,040	$3,040	$3,040
Membership yearly family	5	2	2	3	3	3	4	4	4	5	5	5	45	5	5	5	5	5	5	6	6	6	6	6
Cost per person yearly membership	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00		$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00
Total Yearly Membership family	$2,100	$840	$840	$1,260	$1,260	$1,260	$1,680	$1,680	$1,680	$2,100	$2,100	$2,100	$18,900	$2,100	$2,100	$2,100	$2,100	$2,100	$2,520	$2,520	$2,520	$2,520	$2,520	$2,520
TOTAL All Memberships	$8,600	$3,940	$4,340	$5,160	$5,560	$5,960	$6,780	$7,180	$7,580	$8,400	$8,800	$9,200	$81,500	$10,160	$10,360	$10,560	$10,760	$10,960	$11,580	$12,160	$12,360	$12,560	$12,760	$12,960
2.B Leagues																								
Sand Pickleball, Beach Tennis, Beach Footvolley (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 2			36						48							48						60		
Cost per team	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200		$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200
Total teams	$0	$0	$7,200	$0	$0	$0	$0	$0	$9,600	$0	$0	$0	$16,800	$0	$0	$9,600	$0	$0	$0	$0	$0	$12,000	$0	$0
Beach Volleyball (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 6 to 6	16						24							24						32				
Cost per team	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400		$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400
Total teams	$6,400	$0	$0	$0	$0	$0	$9,600	$0	$0	$0	$0	$0	$16,000	$9,600	$0	$0	$0	$0	$0	$12,800	$0	$0	$0	$0
Beach Soccer (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 6 to 8		4						6							6						8			
Cost per team	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550		$550	$550	$550	$550	$550	$550	$550	$550	$550	$550	$550
Total teams	$0	$2,200	$0	$0	$0	$0	$0	$3,300	$0	$0	$0	$0	$5,500	$0	$3,300	$0	$0	$0	$0	$0	$4,400	$0	$0	$0
Beach Flag Football (8 weeks)																								
Individual player																								
Cost per player	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125		$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125
Total single player	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Teams of 7 to 9			4					6								8					10			
Cost per team	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650		$650	$650	$650	$650	$650	$650	$650	$650	$650	$650	$650
Total teams	$0	$0	$2,600	$0	$0	$0	$0	$3,900	$0	$0	$0	$0	$6,500	$0	$0	$5,200	$0	$0	$0	$0	$6,500	$0	$0	$0
TOTAL All Leagues	$6,400	$2,200	$9,800	$0	$0	$0	$9,600	$7,200	$9,600	$0	$0	$0	$44,800	$9,600	$3,300	$14,800	$0	$0	$0	$12,800	$10,900	$12,000	$0	$0
2.C Camps																								
All Beach Sports (5 days at 2 hours a day)																								
Individual player			16				24					30				24				32				
Cost per player	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450		$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450
Total	$0	$0	$7,200	$0	$0	$0	$10,800	$0	$0	$0	$0	$13,500	$31,500	$0	$0	$10,800	$0	$0	$0	$14,400	$0	$0	$0	$0
Pro Package All Beach Sports (5 days at 4 hours a day)																								
Individual player			12				16					12				12				16				
Cost per player	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800		$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800
Total	$0	$0	$9,600	$0	$0	$0	$12,800	$0	$0	$0	$0	$9,600	$32,000	$0	$0	$9,600	$0	$0	$0	$12,800	$0	$0	$0	$0
TOTAL Camps	$0	$0	$16,800	$0	$0	$0	$23,600	$0	$0	$0	$0	$23,100	$63,500	$0	$0	$20,400	$0	$0	$0	$27,200	$0	$0	$0	$0
2. D Round Robin Pass (1day a week)																								
Individual player	10	11	12	13	14	15	16	17	18	19	20	20		20	21	22	23	24	25	26	27	28	29	30
Round Robin 10 visits (Beach V, Beach T, Sand Pickleball)	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150		$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150
Total Round Robin	$1,500	$1,650	$1,800	$1,950	$2,100	$2,250	$2,400	$2,550	$2,700	$2,850	$3,000	$3,000	$27,750	$3,000	$3,150	$3,300	$3,450	$3,600	$3,750	$3,900	$4,050	$4,200	$4,350	$4,500
2. F Junior Beach Volleyball Travel Club																								
Individual player (4 age groups)				48	48	48	48	48	48	48	48	48					64	64	64	64	64	64	64	64
Cost per player (9 month season, 3 times a week)				$300	$300	$300	$300	$300	$300	$300	$300	$300					$300	$300	$300	$300	$300	$300	$300	$300
Total	$0	$0	$0	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$14,400	$129,600	$0	$0	$0	$19,200	$19,200	$19,200	$19,200	$19,200	$19,200	$19,200	$19,200
Total 2. Revenue	$16,500	$7,790	$39,940	$21,510	$22,060	$22,610	$67,580	$31,330	$34,280	$25,650	$26,200	$63,200	$378,650	$22,760	$16,810	$59,860	$33,410	$33,760	$34,530	$89,660	$46,510	$47,960	$36,310	$36,660
3. Other Income **(Tournaments and Events)**	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$30,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000
4. Net unrelated business income																								
5. Value of services or facilities furnished by government																								
6. Taxes levied for RCBSA benefit																								
7. Any revenue not otherwise listed above or in lines 9																								
8. Total of lines 1 through 7	$19,000	$10,290	$42,440	$24,010	$24,560	$25,110	$70,080	$33,830	$36,780	$28,150	$28,700	$65,700	$408,650	$25,760	$19,810	$62,860	$36,410	$36,760	$37,530	$92,660	$49,510	$50,960	$39,310	$39,660
9. Gross receipts from admissions, merchandise sold or	250	250	250	250	250	250	250	250	250	250	250	250	3000	300	300	300	300	300	300	300	300	300	300	300
10. Total of lines 8 and 9	$ 19,250	$ 10,540	$ 42,690	$ 24,260	$ 24,810	$ 25,360	$ 70,330	$ 34,080	$ 37,030	$ 28,400	$ 28,950	$ 65,950	$ 411,650	$ 26,060	$ 20,110	$ 63,160	$ 36,710	$ 37,060	$ 37,830	$ 92,960	$ 49,810	$ 51,260	$ 39,610	$ 39,960
11. Net gain or loss on sale of capital assets (provide an																								
12. Unusual grants (provide an itemized list below)																								
13. Total Revenue (add lines 10 through 12	$ 19,250	$ 10,540	$ 42,690	$ 24,260	$ 24,810	$ 25,360	$ 70,330	$ 34,080	$ 37,030	$ 28,400	$ 28,950	$ 65,950	$ 411,650	$ 26,060	$ 20,110	$ 63,160	$ 36,710	$ 37,060	$ 37,830	$ 92,960	$ 49,810	$ 51,260	$ 39,610	$ 39,960
Expenses																								
14. Fundraising expenses																								
15. Contributions, gifts, grants, and similar amounts paid																								
16. Disbursements to or for the benefit of members																								
17. Compensation for officers, directors, and trustees																								
18. Other salaries and wages																								
19. Interest expense																								
20. Occupancy (rent, utilities, etc.)																								
21. Depreciation and depletion																								
22. Professional fees																								
23. Any expenses not otherwise classified, such as program																								
24. Total Expenses (add lines 14 through 23)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25. Itemized financial data (phone internet, general office																								

24th month	Total 2nd year	25th	26th	27th	28th	29th	30th	31st	32nd	33rd	34th	35th	36th	Total 3rd year
190	190	195	200	205	210	215	220	225	230	235	240	245	250	250
$ 40.00		$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	
$7,600	$78,000	$8,775	$9,000	$9,225	$9,450	$9,675	$9,900	$10,125	$10,350	$10,575	$10,800	$11,025	$11,250	$120,150
8	90	8	8	8	8	8	8	9	8	8	8	8	8	97
$ 380.00		$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	$ 390.00	
$3,040	$34,200	$3,120	$3,120	$3,120	$3,120	$3,120	$3,120	$3,510	$3,120	$3,120	$3,120	$3,120	$3,120	$37,830
6	67	6	6	6	6	6	6	7	7	7	7	7	7	78
$ 420.00		$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	$ 430.00	
$2,520	$28,140	$2,580	$2,580	$2,580	$2,580	$2,580	$2,580	$3,010	$3,010	$3,010	$3,010	$3,010	$3,010	$33,540
$13,160	$140,340	$14,475	$14,700	$14,925	$15,150	$15,375	$15,600	$16,645	$16,480	$16,705	$16,930	$17,155	$17,380	$191,520
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				60						60				
$200		$220	$220	$220	$220	$220	$220	$220	$220	$220	$220	$220	$220	
$0	$21,600	$0	$0	$13,200	$0	$0	$0	$0	$0	$13,200	$0	$0	$0	$26,400
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		32						38						
$400		$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	
$0	$22,400	$13,440	$0	$0	$0	$0	$0	$15,960	$0	$0	$0	$0	$0	$29,400
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
			8						8					
$550		$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	
$0	$7,700	$0	$4,800	$0	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$9,600
$125		$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	$140	
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				10					10					
$650		$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	$680	
$0	$11,700	$0	$0	$6,800	$0	$0	$0	$0	$6,800	$0	$0	$0	$0	$13,600
$0	$63,400	$13,440	$4,800	$20,000	$0	$0	$0	$15,960	$11,600	$13,200	$0	$0	$0	$79,000
30				32				38					32	
$450		$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	
$13,500	$38,700	$0	$0	$14,400	$0	$0	$0	$17,100	$0	$0	$0	$0	$14,400	$45,900
12				12				16					12	
$800		$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	
$9,600	$32,000	$0	$0	$9,600	$0	$0	$0	$12,800	$0	$0	$0	$0	$9,600	$32,000
$23,100	$70,700	$0	$0	$24,000	$0	$0	$0	$29,900	$0	$0	$0	$0	$24,000	$77,900
30		30	31	32	33	34	35	36	37	38	39	40	41	
$150		$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	
$4,500	$45,750	$4,500	$4,650	$4,800	$4,950	$5,100	$5,250	$5,400	$5,550	$5,700	$5,850	$6,000	$6,150	$63,900
64					80	80	80	80	80	80	80	80	80	
$300					$300	$300	$300	$300	$300	$300	$300	$300	$300	
$19,200	$172,800	$0	$0	$0	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$24,000	$216,000
$73,460	$531,690	$32,415	$24,150	$78,125	$44,100	$44,475	$44,850	$109,005	$57,630	$59,605	$46,780	$47,155	$85,930	$674,220
$3,000	$36,000	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$42,000
$76,460	$567,690	$35,915	$27,650	$81,625	$47,600	$47,975	$48,350	$112,505	$61,130	$63,105	$50,280	$50,655	$89,430	$716,220
300	3600	350	350	350	350	350	350	350	350	350	350	350	350	4200
$ 76,760	$ 571,290	$ 36,265	$ 28,000	$ 81,975	$ 47,950	$ 48,325	$ 48,700	$ 112,855	$ 61,480	$ 63,455	$ 50,630	$ 51,005	$ 89,780	$ 720,420
$ 76,760	$ 571,290	$ 36,265	$ 28,000	$ 81,975	$ 47,950	$ 48,325	$ 48,700	$ 112,855	$ 61,480	$ 63,455	$ 50,630	$ 51,005	$ 89,780	$ 720,420
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Salaries & Fees												
	Start	Stop	Hours of	# of shifts to fill	Total hours	Hourly Rate	Current pay	Annualized	Est. Benefits	Total	Increase	Increase year
GM - FT			8	5	40		$ 1,731	$ 90,012	$ 13,500	$ 103,512	$ 106,617	$ 109,816
												$ -
Sportsdirector PT			5	4	20	$ 25	$ 500	$ 26,000		$ 26,000	$ 26,780	$ 27,583
Asst. Sportsdirector PT			5	3	15	$ 20	$ 300	$ 15,600		$ 15,600	$ 16,068	$ 16,550
Support staff			4	2	8	$ 16	$ 128	$ 1,280		$ 1,280	$ 1,318	$ 1,358
Support staff			4	2	8	$ 16	$ 128	$ 1,280		$ 1,280	$ 1,318	$ 1,358
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020		$ 7,020	$ 7,231	$ 7,448
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020		$ 7,020	$ 7,231	$ 7,448
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020		$ 7,020	$ 7,231	$ 7,448
Club Coaches			3	3	9	$ 20	$ 180	$ 7,020			$ 7,231	$ 7,448
Dir. Bus. Development and			5	1	5	$ 35	$ 175	$ 9,100		$ 9,100	$ 9,373	$ 9,654
Total PT staff			Total Hours		118		$ 3,327	$ 155,232		$ 74,320	$ 83,780	$ 86,294
			FTE		2.95							
Total Labor										$ 177,832	$ 190,398	$ 196,109
Contracted Fees												
Security Tournaments &			8	6	48	$ 35	$ 1,680	$ 1,680		$ 1,680	$ 1,730	$ 1,782
Trainer			8	6	48	$ 25	$ 1,200	$ 1,200		$ 1,200	$ 1,236	$ 1,273
Payroll company							$ 150	$ 1,800		$ 1,800	$ 1,854	$ 1,910
CPA							$ 120	$ 1,440		$ 1,440	$ 1,483	$ 1,528
Total								$ 6,120.00		$ 6,120	$ 6,304	$ 6,493

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

RITA CROCKETT BEACH SPORTS ACADEMY INC
2925 HIDDEN HARBOUR ST
FORT LAUDERDALE, FL 33312

Date:
05/02/2024
Employer ID number:
99-1759972
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
January 24, 2024
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053515006174

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.