



AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, MARCH 11, 2025 - 6:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF. COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZENS' COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior

to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report

4. PRESENTATIONS: None

5. CONSENT AGENDA

1. Minutes: February 11, 2025 CRA Board Meeting
2. Travel Requests: None
3. RESOLUTION NO. 2025-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, TRANSFERRING THE CRA TO BE UNDER THE DIRECTION OF THE CITY MANAGER’S OFFICE PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2025-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR MICHAEL CHEN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION

1. Commercial Façade Grant – 250 South Federal Highway

8. INFORMATION ITEMS: None

9. BOARD MEMBER COMMENTS

10. ADJOURNMENT



City of Dania Beach Memorandum

DATE: 3/11/2025

TO: Chair and Board Members

FROM: Michael Chen, Executive Director
Krystal Permanan, Business Manager

SUBJECT: Administrative Report

1. CRA INITIATIVES

Nova Southeastern University (NSU) Guy Harvey Oceanographic Research Center:

Through a connection I have with the Guy Harvey Foundation, I arranged for a tour through the NSU Guy Harvey Oceanographic Center. While the Center is not in the CRA/City, it is a research institute of global significance in our backyard.

Established in 1999, the Guy Harvey Research Institute (GHRI) is an 87,000sf laboratory, on a 10-acre campus. The mission of the Institute is to provide the scientific information necessary to understand, conserve, and effectively manage the world's marine fishes and their ecosystems.

The CRA purpose of this tour was to initiate a discussion with the Guy Harvey Foundation regarding the potential of securing a Guy Harvey public art mural for the Dania Beach Arts & Entertainment District. The Downtown Vision Plan depicts a 95ft by 6ft wall as a backdrop for Founders Park (100 block of NW 1st Ave.), separating it from Fire Station No. 1. Dr. Guy Harvey is known to have a "philanthropic attitude" towards small and emerging cities. Joining us for the tour were Greg Jacoski, Executive Director of Research & Advocacy, and Amanda Martin, Director of Stewardship & Donor Relations, for the Guy Harvey Institute. There have already been follow-up discussions regarding this subject.

The Casino @ Dania Beach:

As a BRAVO visit, I set up a meeting between the CRA and Arnaldo Suarez, CEO, and Josh Crowder, Director of Marketing, of the Casino @ Dania Beach. The Dania Entertainment Center, LLC, dba The Casino @ Dania Beach is the second largest private landowner and pays the third highest property taxes in the CRA. What started as a 30-minute intro conversation evolved into a 90-minute planning discussion. The Casino is looking for ways to increase their customer base. We inquired about their outreach program with the local hotels. This led to the creation of a collaborative initiative. The Casino will host an event for staff representatives of hotels across the City of Dania Beach, and the CRA perform the outreach to the hotels to get their attendance. In this collaboration, the CRA will provide a service of tangible value for the Casino, while also providing a service of tangible value for the hotels.

NOTE: The CRA performing the outreach to hotel properties outside the CRA does not violate the State Statutes governing CRAs, nor their intent.

2. ECONOMIC DEVELOPMENT

BRAVO Visits: The purpose of a BRAVO visit is to ensure that businesses feel supported and to identify how the City can assist with their growth and success. Each business visit is provided with a folder containing helpful handouts on City/County demographics, including information on employment training support from CareerSource Broward, and CRA programs, services, and resources designed to support business development. Through these interactions, the CRA Business Manager can foster stronger relationships with local businesses and gain insights into the unique challenges they face, ensuring that the City is better equipped to assist them moving forward.



Ski's Trees and Vapes Smoke Shop Dispensary (13 N Federal Hwy): Situated on Federal Highway, the dispensary officially opened with a ribbon-cutting ceremony on February 12, 2025. This business specializes in vaping accessories, smoking paraphernalia, and cannabis products. According to the owner, Sean Sternbach, he chose Dania Beach to open his business for its proximity to Fort Lauderdale-Hollywood International Airport (FLL) and Port Everglades, attracting both residents and tourists. With 40% of customers being repeat visitors and 60% new, the business enjoys steady traffic from travelers and tourists, thanks to its strategic location.

Challenges: One of the primary challenges faced by the business is the limited parking availability in the immediate vicinity. While the dispensary is situated in a high-traffic area, the lack of sufficient parking spaces can sometimes deter potential customers, especially those making quick stops for purchases. Sean mentioned that it would be beneficial if the city could reinstate metered parking in front of the building. This would allow customers to park directly in front of the store, facilitating quick and easy access for individuals making brief purchases or picking up products on the go.



Sherwin-Williams Paint Store (19 N Federal Hwy): According to store manager, Sheldon

McNeal, the store is strategically located just a few miles from the Home Depot in Oakwood Plaza. The proximity to Home Depot is a key factor in their location selection, as the company tends to position stores near Home Depot to capture customers engaged in home DIY projects. The business thrives in this area, with many residents relying on Sherwin-Williams for their paint and home improvement needs. Additionally, the store is the preferred paint supplier for local community parks, further strengthening its presence in the community.

Challenges: Despite having designated parking spots for customers, there is no enforcement, and these spaces are often used by people who do not visit the store. Many park there to walk along Federal Highway or head to nearby Jaxson's Ice Cream, making it difficult for actual customers to find parking. Additionally, the narrow road to the back of the store makes it challenging for delivery trucks to load and unload.



ABBA Tags & Title (27 N Federal Hwy):

Owned by Steven Sookhbirsingh, the business opened in May 2024. According to the owner, Dania Beach was chosen for its low competition in the area and the friendly nature of the local community. Steven proudly boasts a 5-star rating on Google, a testament to the high quality of service and customer satisfaction the business delivers to the community.

Challenges: The primary challenge for the business is insufficient parking and inadequate signage. Located down an alley, the business is hard for potential customers driving along Federal Highway to spot. While the alley offers access, it limits visibility from the busy street. Steven had previously used a sandwich board sign to draw attention, but the city requested it be moved, leaving the business without a way to guide customers to the store. Without visible signage from Federal Highway, the business is unable to attract passing customers.



RETRO•iTIS (23 N Federal Hwy): According to owner Angel Rita, he chose Dania Beach to open his business because of its fair pricing. He saw an opportunity to capitalize on the influx of tourists, especially since his products attract a unique community interested in records, video games, and movies. His goal is to enhance the family-friendly entertainment options along Federal Highway, catering to young families seeking things to do. Angel hopes to one day add an arcade or other entertainment options for young families, should he secure more capital.

Challenges: Aside from being concerned with insufficient parking, Angel recently received a Notice of Violation for putting up hurricane shutters. He wants the shutters to close when his business is closed to protect his unique inventory. He believes he is not in violation, as he continues to display a sign with the business name and hours of operation even when the shutters are closed. However, the city's position is that the shutters should remain open outside of hurricane preparation to avoid giving the appearance that the business is inoperative.



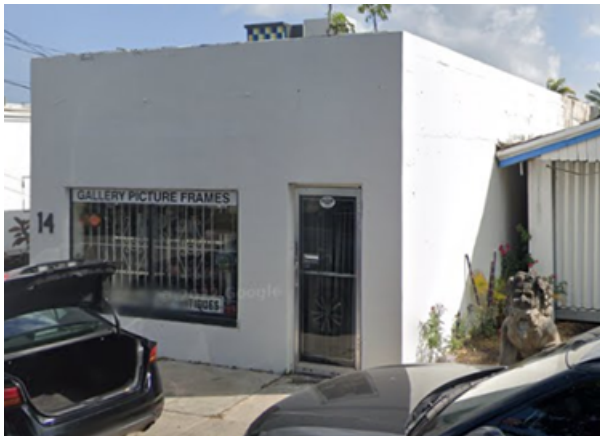
The Fish Grill (27 N Federal Hwy): Owner Joe Maggi chose Dania Beach due to its proximity to FLL, Port Everglades, and the beach. Unlike most of his neighbors, he has no issue with parking, as selecting a location with ample parking was part of his business plan as the restaurant grew. He strategically chose a site with sufficient parking at the rear of the building. Joe has also taken an active approach to marketing and community engagement by personally visiting local hotels to offer hotel staff 25% off their bill. Prior to COVID, this offer was 50%, but the recent increase in cost of goods has led to a decrease. This 25% discount is also extended to all City of Dania Beach employees and veterans. Joe thanks the CRA for the Facade Grant, which allowed him to improve the exterior of his property, which included fresh paint and landscaping, with limited out of pocket expense. Following our visit, Joe expressed interest in participating in CareerSource Broward's Summer Youth Employment Program, where he will serve as a host employment training to local high school youth.

Challenges: N/A



Dan Marino Foundation (49 N Federal Hwy): Lauren Ferguson, Executive Director, expressed her appreciation for the support she has received from the CRA and Mayor Joyce Davis. Their foundation is thriving in providing innovative programs and resources to empower individuals with autism and other developmental disabilities. Lauren hopes to collaborate more with the city, as having the foundation known in the community is of the utmost importance. During the visit, it was noted that the doorway entrance on Federal Highway remained closed, and the only access to the building is via the rear. This is for the safety of their students, as it prevents their transport vehicle from having to stop on the busy road for student drop-offs.

Challenges: N/A



Gallery Picture Framing & Art (14 NW 1st Ave): Owners Jim and Shelly Moskot shared that despite their location not being directly on Federal Highway, the gallery remains a vibrant and thriving business, driven by a loyal base of repeat customers and referrals. In addition, the gallery benefits from the steady foot traffic of individuals visiting the post office across the street, many of whom stop by to learn more about the business. Looking ahead, the Moskots are optimistic about the growing number of residential buildings under construction nearby. They anticipate a surge in potential customers once these new residents move in and are eager to capture this expanding customer base.

Challenges: One ongoing challenge the gallery faces is limited parking, which could affect customer accessibility. Nevertheless, the Moskots remain focused on leveraging the current advantages of location and customer relationships while keeping an eye on future opportunities with the area's residential growth and the city's improvement of 1st Avenue.



Akiba Auction Gallery (12 NW 1st Ave): Isabella Santana, the Administrative Assistant, explained that the gallery's entrance on Federal Highway is closed because the business does not operate as an in-person retail store. Instead, it serves primarily as an antique warehouse, specializing in online sales. The business operates within the online marketplace, using the space for inventory storage and order fulfillment rather than for in-store transactions.

Challenges: A significant challenge the business faces is the absence of parking for customers who have made online purchases and need to pick them up in person from 1st Avenue.



Tuscany Caffè (6 NW 1st Ave): Chef Frank Morello shared that Tuscany Caffè is experiencing stable and positive business performance. The café continues to do well, maintaining a strong presence in the community.

Challenges: One of the key challenges the business faces is the lack of parking for customers, which can impact convenience and accessibility for patrons.



Akiba Antiques (1&3 N Federal Hwy): Owner Francesca Akiba shared that Akiba Antiques, specializing in antique treasures, fine arts, and costume jewelry, is thriving in Dania Beach. The business is performing exceptionally well, attracting a steady stream of customers interested in its unique offerings.

Challenges: A significant challenge the business faces is the lack of available parking spaces for customers. The street is often congested with parked cars and service trucks, leaving little to no space for patrons. This issue can become so problematic that Francesca sometimes must direct customers to park in the nearby City Hall parking garage.



The Creative Workshop (118 Hill St): Jason Wenig, the owner of The Creative Workshop, shared the inspiring story of how he purchased a once dilapidated, rat-infested barn over 20 years ago and transformed it into the thriving enterprise it is today. The business serves an international clientele, specializing in the restoration and custom building of cars for private collectors, museums, and exclusive car events. Jason's business requires a highly specialized skill set, which leads him to recruit talented individuals from overseas who are experienced in working on vintage and rare vehicles, some of which are so unique that only a few skilled professionals have the expertise to work on them. To help bridge the skills gap, Jason contributes to automotive curriculum development in universities and scholarships across the U.S., training the next generation of workers for this niche industry. In addition to its restoration work, his shop also serves as a venue for black-tie events, where exotic car enthusiasts from around the world gather in Dania Beach for exclusive occasions.

Challenges: One of the key challenges Jason faces is the industrial community located next door to his business, where frequent truck traffic often damages the street and sidewalk. This ongoing issue can create difficulties for business, affecting both the shop's physical infrastructure and the overall experience for visitors.



The Casino @ Dania Beach (301 E. Dania Beach Blvd.): CEO Arnaldo Suarez and Director of Marketing Josh Crowder shared that the casino employs 300 people and offers shuttle services to and from FLL and Port Everglades. The casino's marketing strategy includes billboards along I-95 and I-595, as well as radio advertisements, to attract visitors.

Challenges: Despite offering eight shows per month, the casino faces competition, as its customer base often gravitates toward Gulfstream and the Big Easy.

PATCH – PROGRAMS/EVENTS

- **Harvest Celebration – New Raised Beds:** On March 31, 5:00PM , at the PATCH, we are celebrating the first harvest season from the new raised beds. This event is to replace the two grand opening events from last fall that were cancelled due to weather. The generous, Invitation Homes (\$53,835) and Spirit Airlines (\$25,999), whose generous donations paid for the redevelopment of the PATCH will attend. The faculty of the FIU School of Agroecology, who are providing funding for our Grow City Youth and Adult Internship programs, will also attend. (Flyer attached.)
- **Fresh Food Box:** This weekly program is doing very well with 30 current subscriptions. (Flyer attached.)
- **Love Our Nation – Sleep Away Camp:** Love Our Nation has secured 20 invitations for kids in Dania Beach to the Florida Elks Youth Camp in Umatilla, Florida. These invitations are for a week of “sleep away” camp, June 22 – June 28, and transportation is free to the children’s families.

Inspire. Connect. Expand – The camp, a project of the Florida State Elks Association, is a beautiful and modern 405-acre complex providing a unique camping experience for 7 weeks during the summer to all Florida kids ages 9 through 13. (Flyer attached.)



DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE



HARVEST CELEBRATION

IN THE NEW RAISED GARDEN BEDS

Special Guests include Dania Beach Mayor and Commissioners.
First Seasonal Harvest with the newly built raised garden beds
which were funded by donations provided by the below sponsors.

MAR
31
AT 5:00PM

Generous Contributions Accelerated this 3-Year Project to be Completed in 6 Months!

- **Invitation Homes:** \$53,835 Specifically for this Project.
- **Spirit Airlines:** \$25,000 to Commemorate the Opening of the Global HQ in Dania Beach.

Both **Invitation Homes** and **Spirit Airlines** sent volunteer groups to help with the project.



1201 W Dania Beach Blvd | Dania Beach, FL

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

FRESH FOOD PROGRAM

DECEMBER 2 - APRIL 14

- Weekly Seasonal Fresh Food Box
- \$20.00 Per Box | EBT/SNAP Cardholders: Receive 50% off
- Pick-Up: Tuesday | 4:00-6:00 or Wednesday | 10:30-11:30

"Dania Beach residents are given priority for distribution"

- Sign Up Now:

<https://form.jotform.com/242736171089158>



Website: thepatchgarden.com

Email: info@thepatchgarden.com

Phone: 954.993.6401

1201 W. Dania Beach Blvd
Dania Beach, Florida 33004



DBCAN LOVE
DANIA BEACH CAN our nation

SLEEP AWAY

**CAMP
TIME**

JUNE 22-28

in Umatilla, Florida

Ages: 9-13 Cost: Free

Sign Up By: March 15

Ms. Ivie: 954-558-2775

Ms. Ovrill: 305-756-0550

(By Phone or Text)




DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

LOVE
OUR NATION


EARTH TABLE



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 11, 2025 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:30 p.m.

Present:

Chair:	Joyce L. Davis
Vice-Chair:	Marco A. Salvino, Sr.
Board Members:	Lori Lewellen Luis Rimoli A. J. Ryan, IC
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

3.1 Administrative Report

Executive Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- Workshop on March 13th at 5:30 p.m.
- Economic Development within the CRA
- BRAVO visits presented by Business Manager Krystal Permanan

Some discussion ensued regarding the BRAVO visits and suggestions for the different businesses and visitor engagement.

- The PATCH
 - o Fruitful Fields
 - o Love our Nation

4. Presentations

4.1 South Florida Community Land Trust, Mandy Bartle, President and CEO

President and CEO Mandy Bartle introduced herself and provided a presentation on what a community land trust is and how it can keep a community affordable. She answered questions from the Board.

4.2 Love Our Nation, Ovrill Dwyer Co-Founder/Executive Director

Co-Founder Ovrill Dwyer provided a presentation on the different opportunities that Love Our Nation provides to the children.

5. Consent Agenda

5.1 Minutes:
- January 14, 2024 CRA Board Meeting

5.2 Travel Requests: None.

Board member Ryan made a motion to approve the consent agenda. The motion was seconded by Board member Lewellen which carried unanimously on voice vote.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 CRA Vision and Direction

Board member Rimoli introduced the item. He stated that while he has seen the tremendous amount of consistent qualifiable accomplishments within the city over the past five or 10 years, those accomplishments have come from the vision and direction of the city manager's office and the current and past commissions. The one thing that he has not seen on a consistent basis is the constant and quantifiable accomplishments and vision and direction from the CRA.

Board member Rimoli commented on some of the CRA guiding principles and goals listed on the website. He does not feel that they are getting an adequate return on tax payer dollars that are being funded by the City to the CRA. He believes that there are a tremendous amount of effort that could be eliminated by the merging of City resources in the CRA and thus saving taxpayer dollars.

Board member Rimoli made a motion to move the CRA under the direction of the City Manager's office.

Chair Davis commented that after tonight's meeting with the two presentations, how someone could think that the CRA is not making significant strides. She understands that Executive

Director Chen has been without staff and now that he does have the staff he is able to do things that he was unable to do before.

Chair Davis asked how many meetings Board member Rimoli had with Executive Director Chen prior to bringing this item forward and Board member Rimoli responded that he has had one meeting with Executive Director Chen but he has been a witness as a resident on many CRA meetings over the past five years.

Board member Rimoli asked if there has been one significant business that was brought in by the CRA because he does not believe that there is one.

Chair Davis stated that it is the board's responsibility to be the leaders of the CRA and to provide that direction and to ensure that they are providing the guidance and a significant timeline and allow sufficient time for new staff for new management to do the job that they were hired to do.

Board member Rimoli clarified that he is not suggesting to eliminate the CRA. His intention is to have more oversight on a daily basis. The Board has an obligation to the taxpayers to have more oversight to where the money is being spent. There has been so much progress that has been done within the city with quantifiable results and the Board has not seen that and he believes that the CRA needs more resources so that efforts and resources are not duplicated.

Board member Lewellen commented that part of being a leader is making difficult decisions like this and doing what is best for the community and for the CRA. It has been a while since anything significant has taken place. She recalls making this suggestion a couple of years ago because she has seen it done in other municipalities.

Board member Lewellen seconded the motion.

Executive Director Chen provided a list of accomplishments from fiscal year 2024.

Chair Davis requested to allow Executive Director Chen to finish his accomplishments at the next CRA meeting given that it was time to begin the Commission meeting.

Vice Chair Salvino disagreed with postponing the discussion and commented that meetings go over time and is requesting that the item and meeting be continued and the Commission meeting should be delayed.

Board member Ryan commented that it is the job of the CRA to assist businesses and make Dania Beach attractive for businesses. He touched on some of the accomplishments from the CRA such as the façade grants, Rebuilding Broward and the PATCH. He likes that the CRA is separate from the City and doesn't feel that efforts are being duplicated. He does not agree with moving the CRA under the City.

Vice Chair Salvino stated that Board member Rimoli's intention is to combine efforts. The CRA has struggled some and there is some sight of growth, but it has taken too long. He commented on the guidelines being provided to Executive Director Chen and there being times where questions were not answered on agenda items and the Art and Seafood Festival being taken over

by the City. He feels that this would be a positive move for Executive Director Chen and his staff to be under the City administration. He feels that it is the right move at this time.

City Attorney Boutsis commented that if the motion passes, she will bring back a resolution at the next CRA meeting and speak with Executive Director Chen regarding moving under the City Manager and discussing his contract.

The motion carried 3-2 on roll call vote with Board member Lewellen, Board member Rimoli and Vice Chair Salvino voting yes and Board member Ryan and Chair Davis voting no.

8. Information Items

Board member Lewellen, Board member Rimoli and Vice Chair Salvino deferred their comments to the Commission meeting.

Board member Ryan and Chair Davis thanked the presenters.

9. Board Member Comments

There were no board member comments.

10. Adjournment

Chair Davis adjourned the meeting at 7:10 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

JOYCE L. DAVIS
CHAIR – CRA



City of Dania Beach Memorandum

DATE: 3/11/2025

TO: Chair and Board Members

FROM: Eve A. Boutsis, City Attorney

SUBJECT: Resolution Transferring the CRA under the City Manager

Request:

The resolution ratifies the February 11, 2025, motion to move the CRA under the City Manager and requests that the City Commission authorize the treatment of the CRA as a department of the City under the administration of the Office of the City Manager.

Background:

In 2002 Dania Beach began to take definitive steps toward redevelopment and created a Community Redevelopment Agency (CRA) in order to establish a Community Redevelopment Area upon 525 acres within the City and its downtown. The Downtown Community Redevelopment Plan, which contained general recommendations, was adopted in 2004, confirming the creation of the Redevelopment Area and establishing specific parameters for partnership between Broward County, the City and the CRA. In 2009, the CRA modified its original plan to include neighborhoods in need of significant redevelopment. The CRA Boundaries were expanded by increasing the CRA size to 1,349 acres; and specific projects were identified which were strategic and implementable.

The CRA has been treated as a separate entity from the City of Dania Beach, with the Executive Director reporting directly to the CRA Board. The CRA bylaws contemplate that the Executive Director can be an employee of the City of Dania Beach.

The CRA at its February 11, 2025, meeting moved to have the CRA report to the City Manager's Office. In furtherance of this, the City Manager's designee from her office shall be the Deputy City Manager, who shall act as the Executive Director of the agency. The existing Executive Director shall become the Department Director of the agency, reporting to the City Manager's Office. Mr. Chen's employment agreement would be modified accordingly, and is proceeding forward as a separate resolution on the agenda. The attached resolution formalizes the CRA Board decision of February 11, 2025, and requests that the City Commission authorize the Office of the City Manager, through her designee, take on the CRA as a Department of the City. The intent of moving the CRA under the City Manager's Office for leadership is to maximize the success of the CRA and ensure all the deliverables and priorities of the CRA are met in a timely fashion.

Budgetary Impact

No budgetary impact anticipated.

Recommendation

That the City Commission approve the attached resolution formalizing the action of February 11, 2025 and request that the City Commission authorize the CRA to be a department of the City, under the Office of the City Manager.

RESOLUTION NO. 2025-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, TRANSFERRING THE CRA TO BE UNDER THE DIRECTION OF THE CITY MANAGER’S OFFICE PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2002 Dania Beach began to take definitive steps toward redevelopment and created a Community Redevelopment Agency (CRA) in order to establish a Community Redevelopment Area upon 525 acres within the City and its downtown; and

WHEREAS, the Downtown Community Redevelopment Plan, which contained general recommendations, was adopted in 2004, confirming the creation of the Redevelopment Area and establishing specific parameters for partnership between Broward County, the City and the CRA; and

WHEREAS, in 2009, the CRA modified its original plan to include neighborhoods in need of significant redevelopment. The CRA Boundaries were expanded by increasing the CRA size to 1,349 acres; and specific projects were identified which were strategic and implementable; and

WHEREAS, the CRA has been treated as a separate entity from the City of Dania Beach, with the Executive Director reporting directly to the City Commission; and

WHEREAS, the CRA bylaws contemplate that the Executive Director can be an employee of the City of Dania Beach; and

WHEREAS, the CRA at its February 11, 2025 meeting moved to have the City Manager, or her designee, be the Executive Director of the agency, and for the current Executive Director to become the Director of the agency, reporting to the City Manager’s Office.

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

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

Section 2. That the City Manager, or her designee, be the Executive Director of the agency, and for the current Executive Director to become the Director of the agency, reporting to the City Manager’s Office. In all other respects, the CRA operations shall remain the same.

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

Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Memorandum

DATE: 3/11/2025

TO: Chair and Board Members

FROM: Eve A. Boutsis, City Attorney

SUBJECT: Resolution Amending the Employment Agreement for Mr. Michael Chen

Request:

Approval of the Resolution and Amended Agreement for Mr. Michael Chen

Background:

On November 16, 2023, the CRA approved an employment agreement for Michael Chen, as Executive Director. During the February 11, 2025, CRA Board meeting, the CRA voted to make Mr. Chen a director, reporting to the Office of the City Manager versus reporting to the CRA Board. At that time, I advised that an amendment would need to be made to Mr. Chen's employment agreement. I reviewed the agreement, as did labor counsel. As Mr. Chen would thereafter be Director Chen, reporting to the Office of the City Manager, his title needed to be modified in the agreement, to reflect that change. The City Manager's designee, Deputy City Manager Candido Sosa Cruz would be the CRA Executive Director, to whom Mr. Chen would report. No other material changes were made to the amended agreement.

The agreement would terminate on November 15, 2025. Thereafter, Mr. Chen would simply be an at-will employee of the City, like any other department head that reports to the City Manager.

Budgetary Impact

No budgetary impact anticipated.

Recommendation

That the City Commission approve the resolution with the amended employment agreement.

RESOLUTION NO. 2025-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR MICHAEL CHEN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CRA bylaws contemplate that the Executive Director can be an employee of the City of Dania Beach; and

WHEREAS, the CRA at its February 11, 2025, meeting moved to have the CRA report to the City Manager’s Office, and the Manager’s Designee, shall be the Deputy City Manager, who shall act as the Executive Director of the agency, and the existing Executive Director shall become the Department Director of the agency, reporting to the City Manager’s Office; and

WHEREAS, the intent of moving the CRA under the City Manager’s Office for leadership is to maximize the success of the CRA and ensure all the deliverables and priorities of the CRA are met in a timely fashion; and

WHEREAS, the Office of the City Manager, through her designee, the Deputy City Manager, shall serve as the CRA Executive Director pursuant to Section 163.356(3)(c), Florida Statutes, and Mr. Chen shall report to the Deputy City Manager rather than the CRA Board; and

WHEREAS, Mr. Chen’s current employment agreement expires November 15th, 2025, and the agreement needs to be updated for Mr. Chen to report to the Deputy City Manager, through the Office of the City Manager and to modify some of the terms of the agreement to treat Mr. Chen as a department director; and

WHEREAS, Mr. Chen’s contract, as to salary and benefits, remain unchanged, and the scope of employment remains unhindered, except that instead of reporting to the Board, he shall report to the Office of the City Manager. (Mr. Chen may still be on the dais providing information to the Board, but before he takes action on any projects, he must report to the Office of the City Manager. Mr. Chen will work under the amended agreement through its expiration on November 15th, 2025, and thereafter shall be an “at-will” director reporting to the Office of the City Manager, with no contract, treated like all other City department heads, deputy department heads and deputy City Manager); and

WHEREAS, Mr. Chen desires to accept the proposed amendment; and

WHEREAS, the parties desire to set forth in writing in this Agreement the amended terms of employment for the Director.

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

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

Section 2. That the proper officials of the CRA are authorized to execute the amended employment agreement with Mr. Chen, a copy of which Agreement is attached and incorporated by reference into this Resolution.

Section 3. That the City Attorney/CRA 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 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Board member Lori Lewellen _____

Board member Luis Rimoli _____

Board member Archibald J. Ryan IV _____

Vice Chair Marco Salvino _____

Chair Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CRA CLERK

JOYCE L. DAVIS
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

THIS ~~IS~~ ~~AN~~ ~~AMENDMENT~~ ~~TO~~ ~~THE~~ ~~EMPLOYMENT~~ ~~AGREEMENT~~ entered into on _____ (the ~~“~~Amended Agreement~~”~~) ~~—~~between THE BOARD OF COMMISSIONERS (the Board~~”) OF THE CITY OF DANIA BEACH, FLORIDA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), and K. MICHAEL CHEN, an individual (the “Director”~~Chen~~” or “Director”~~)), jointly referred to as “the Parties”.

WHEREAS, ~~the~~Executive Director Michael Chen’s current employment agreement ~~expires~~ is for the period November 16th, 2023, through November 15th, 2025-; and

WHEREAS, the Board has decided to place the agency under the direction of the Office of the City Manager, and would like for the Director to report to the City Manager, or her designee; and

WHEREAS, ~~(The Deputy City Manager, who is the City Manager’s designee, who will use the title of Deputy City~~City Manager/Executive Director of the CRA~~); and-~~

WHEREAS, the CRA Board seeks to maintain ~~the~~Executive Director Chen as the Department Director of the CRA, reporting to the Deputy City Manager/Executive Director; and

WHEREAS, based upon the foregoing, ~~Mr.~~Chen shall be the Director with the same basic duties and responsibilities and salaries, with the simple modification that instead of reporting to the City Commission he shall report to the Office of the City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA; and

WHEREAS, the proposed modifications have been discussed with ~~the Director~~Chen and he ~~is in agreement~~agrees with the edits to his existing~~to the amendments to his~~ employment agreement as stated in this Amended Agreement; and

WHEREAS, the Parties wish to set forth in writing, the terms of employment for the ~~Executive~~Director of the CRA reporting to the Office of the ~~City~~City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA ~~with the Board.~~

NOW, THEREFORE, In consideration of the mutual covenants, terms and conditions contained in this Amended Agreement, and other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the Parties agree as follows:

Section 1 - Duties of the Director.

1.1 Director is employed by the CRA and shall report to the Office of the City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA (hereinafter “Office of City Manager”), ~~Board~~and shall perform the functions and duties specified in the job description (attached as Exhibit “A” and incorporated by this reference) and the services listed in Exhibit “B” (attached and incorporated by this reference) and such other functions and duties as otherwise prescribed by the ~~Board~~City Manager or her designee from time to time.

1.2 The Director shall remain an employee of the CRA. As such, the Director is not and shall not be considered an employee of the City. ~~City until this Amended Agreement expires on November 15, 2025. The Director shall not be covered by the City of Dania Beach's ("City") Personal Policy Manual and City rules and regulations and shall have no rights under them until he becomes an employee of the City. Until such time as the Director becomes and employee of the City, his only rights are pursuant to this Amended Agreement.~~

1.3 The Director shall not be entitled to engage in any other employment or professional engagements without prior written consent of the Office of City Manager Board. Director shall disclose to the Office of the City Manager any at the next regularly scheduled Board meeting his involvement in any business, charitable and corporate (for profit and not for profit) organizations.

1.4 Director shall comply with the provisions of the State of Florida Ethics Code and the Broward County Code of Ethics, as each is amended from time to time.

Section 2 – Term.

2.1 Director agrees to remain in the exclusive employ of ~~Board~~ the CRA from the date of renewal, November 16, 2022 for a period of one (1) year (the "Term" of employment), through November 15, 2023, during his tenure the term of this Amended Agreement. ~~The Director's contract Amended Agreement expires November 15, 2025. After November 15, 2025, Chen shall remain an employee of the CRA with the job title of Director. As a Department Director, thereafter, Director shall be employed as any other City Department Director and shall not need a separate employment agreement. and the Director agrees neither to accept other employment nor to become employed by any other employer until such termination date, unless the termination date is altered as provided below. The Parties agree that this Agreement may be renewed upon their mutual written agreement. Board and Director shall mutually communicate their respective intent to renew at least thirty (30) days prior to expiration of the term. Upon expiration of this agreement, the Director will be an at-will employee, director, of the City, with no written employment agreement. Director shall maintain current salary and benefits, report to the City Manager, and adhere to the City's Personnel Policy Manual (PPM). The Director shall be treated like all other City Directors.~~

2.2 Nothing in this Amended Agreement shall prevent, limit or otherwise interfere with the right of the Office of the City Manager Board to terminate the services of Director at any time, subject only to compliance with the provisions set forth in Section 3 of this Amended Agreement. It is understood between the Parties to this Amended Agreement that Director shall be considered an "at will" employee, subject, however, to the terms of this Amended Agreement.

2.3 ~~Nothing in this Amended Agreement shall prevent, limit or otherwise interfere with the right of the Director to resign at any time from the position with the CRA Board, subject only to compliance with the provisions set forth in Section 4 of this Amended Agreement.~~

Section 3 – Termination.

3.1 The ~~Board~~Office of City Manager may terminate the employment of Director without cause at any time, without any reason or reasons given.

3.2 In the event the Director is terminated without cause by the ~~Board~~Office of the City Manager before the expiration of the term of employment as set forth in Paragraph 2.1 of this Amended Agreement, and during such time as the Director is willing and able to perform the duties under this Amended Agreement, then the Director shall receive a lump sum severance payment equal to twelve (12) weeks of his salary (in accordance with the Board's normal payroll practices and procedure) and shall be compensated for all earned and accrued sick leave and vacation leave as of the date of termination to the same extent as such accruals are earned by Department Heads of the ~~City of Dania Beach, Florida~~ (the "City"). However, if termination without cause occurs within the last three (3) months of the term, the severance payment shall not exceed the balance of time that remains before the term of employment otherwise expires.

3.3 Notwithstanding the provisions of Section 3.2, in the event Director is terminated for misconduct as defined in Section 443.036(29), Florida Statutes, there ~~CRA~~Office of the City Manager shall ~~have~~be no obligation to pay the Director any severance pay or any earned and accrued sick leave, vacation leave or both. Misconduct also includes but is not limited to: (i) breach of any material term or condition of this Amended Agreement; (ii) conviction of a felony; (iii) gross insubordination; or (iv) willful neglect of duty.

Section 4 – Resignation

In the event Director wishes to voluntarily resign from the position of Director before expiration of the ~~Term of employment of this Amended Agreement~~, then the Director shall provide the Office of the City Manager ~~Board~~ with at least one (1) month's written notice in advance, unless the ~~Parties~~ otherwise agree in writing. Upon receipt of such notice, the ~~Board~~Office of the City Manager may, at its sole discretion, advance (accelerate) the effective date of such termination of employment to any earlier date as may be determined by the ~~Board~~Office of the City Manager ("Actual Date of Termination") in which case the ~~Board~~Office of the City Manager shall pay Director those wages that Director would have earned if not for the acceleration of the Proposed Date of Termination which in any event shall not exceed a maximum of thirty (30) days of wages. Such payment shall be paid in a single lump sum payment or in accordance with the ~~Board's~~CRA's normal payroll practices and procedures during the thirty (30) calendar day period immediately following the Actual Date of Termination. In the event of resignation in good standing by the Director under this Section, the ~~Board~~Office of City Manager shall pay Director all earned and accrued sick and vacation leave calculated at the rate of pay in effect upon the date of the resignation, provided the Director has given proper notice as stated above.

Director understands and agrees that a resignation without notice will result in non-payment of all earned accruals ~~by the Board~~.

Section 5 - Salary

5.1 The Director shall receive an annual salary of One Hundred Sixty-Nine Thousand, Two Hundred and Sixty Dollars (\$169,260.00) payable in accordance with the same payment procedures that apply to Department Heads of the City.

~~5.2 If this Agreement is extended beyond the initial term, the Director may receive a performance evaluation from the Board and, if favorable, may be entitled to a merit-based salary increase in accordance with applicable City policies. Nothing in this Section shall limit the ability of the Board to evaluate the performance of the Director more frequently.~~

5.2 The Director will be evaluated by the Office of the City Manager in accordance with City Policies and Procedures.

Section 6 - Hours of Work.

The Director is an exempt employee under the Fair Labor Standards Act and is required to work as many hours as are necessary to perform the duties of the position. However, the Director is expected to be ready, willing and able to work during the CRA's regular business hours, which are Monday through Friday, from 9:00 a.m. to 5:00 p.m. Director will be required to attend evening or weekend meetings in connection with CRA events and programs, and no additional compensation of any kind shall be paid to the Director for his participation in such events and programs or for other work or services performed outside of regular CRA business hours stated above.

Section 7 - Benefits.

As an employee of the ~~Board~~CRA, which operates under the same federal ID number as the City, Director will be eligible for health and pension benefits which will be made available to Director to the same extent as made available to City Department Heads. The Benefits Summary and Employee Benefits Handbook is attached as composite Exhibit "C" and is incorporated by this reference.

Section 8 - Professional Development.

~~Board~~The CRA agrees to pay the professional dues, memberships, subscriptions and travel expenses of Director for professional participation in meetings and conferences associated with Director's employment and professional development. Travel must be requested and approved by the Office of the City Manager ~~Board~~ in advance and must be consistent with the travel policies of the City.

Section 9 - General Expenses.

The Finance Director of the City or designee is authorized to disburse funds from the appropriate ~~Board~~CRA account in the amount of \$500.00 per month, on the same date as monthly expense allowance funds are disbursed to City Department Heads, for use by the Director for personal expenses associated with employment under this Amended Agreement.

Due to the highly responsible nature of the position, the Director is expected to answer CRA-related calls outside of normal business hours. Therefore, Director shall have the option of receiving a cell phone stipend, subject to the same provisions as City Department Heads, or a City-issued cell phone to be used solely for business purposes.

Section 10 - Paid Leave

10.1 Director shall accrue 4.62 hours of vacation per pay period and it is subject to the same accrual provisions as City Department Heads.

10.2 Director shall accrue eight (8) hours of sick leave per month and it is subject to the same accrual provisions as City Department Heads.

10.3 Director shall be entitled to “personal” days ~~to be accrued~~ as follows: forty (40) hours (five (5) days) which will be afforded at the beginning of a calendar year, ~~with one such day available upon the effective date of this Agreement. Director has already received personal days for calendar year 2025 which are to be used by the end of this Amended Agreement, to be used before the end of this calendar year. Such days/hours must be used in the year in which they were afforded~~ and they can neither be accrued nor converted to cash.

10.4 Director shall be entitled to paid holidays in accordance with the City policy applicable to full-time City employees.

Section 11 - Conflict of Interest Prohibition.

11.1 Director shall not, without the express prior written approval of the ~~Board~~Office of the City Manager, individually, or as a partner, joint venturer, officer, shareholder or any other similar position of any kind or nature whatsoever, invest or participate in any business venture which conducts or intends to conduct business within the corporate limits of the City.

11.2 Except for purchase of a personal residence, Director shall not own or invest in any real property within the corporate limits of the City, without prior notification to and advance written approval by the ~~Office of the City Manager~~Board, which approval may be withheld by the ~~Board~~Office of the City Manager in its sole discretion.

Section 12 - Other Terms and Conditions of Employment.

12.1 The ~~Office of the City Manager~~ Board, in consultation with the Director, shall fix any such other terms and conditions of employment as the ~~Board~~Office of the City Manager may determine from time to time, relating to the performance of Director, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Amended Agreement, or any law.

~~12.2 The Board shall review the Director prior to the termination of the term of this Agreement.~~

~~12.312.2~~ In order to enhance the ability of the CRA to create the type of redevelopment that it desires and to leverage resources that are currently available, the CRA shall, during the tenure of the Director, continue memberships in the Florida Redevelopment Association, Florida Community Development Association, Florida Economic Development Council, and the Florida Housing Coalition, each of which are subject to funding availability as determined by the Office of the City Manager Board in its sole discretion.

Section 13 - General Provisions.

13.1 This Amended Agreement contains the complete understanding of the Pparties and supersedes any oral statements or representations made by the Pparties. This Amended Agreement shall not be amended unless the same formality is observed as was used in the formation of this Amended Agreement.

13.2 The rights and obligations granted in this Amended Agreement are personal in nature and cannot be transferred or assigned by the Director.

13.3 This Amended Agreement shall become effective upon complete execution by both Pparties.

13.4 If any provision or any portion of this Amended Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Amended Agreement or unaffected portions of it shall not be affected and shall remain in full force and effect.

~~13.5~~—13.5 All claims, counterclaims, disputes and other matters in question between the Board-Office of the City Manager and Director arising out of, relating to or pertaining to this Amended Agreement, or the breach of it, or its duties or services, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the Pparties, the Pparties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the Pparties shall resort to mediation-

~~13.6~~—

~~13.7~~—If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction. For any legal action arising out of or pertaining to this Amended Agreement, venue shall be in the Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida, or the federal District Court in the Southern District of ~~the United States~~Florida. Each Pparty further agrees that venue of any action to enforce this Amended Agreement shall be in Broward County,

~~13.8~~—

Florida. In any litigation, the Pparties agree to each waive any trial by jury of any and all issues. In the event of any litigation which arises out of, pertains to, or relates to this Amended Agreement, or the breach of it, or the standard of performance required in it, each Pparty shall bear its own attorney fees and costs.

~~13.5~~ 13.6 Director and ~~Board-CRA~~ each had assistance of legal counsel or the opportunity and means to retain such assistance in connection with the preparation and review of

the terms of this Amended Agreement and none of the provisions of this Amended Agreement shall be construed more strictly against one Pparty or the other, ~~since~~ because the Pparties mutually negotiated the terms of this Amended Agreement and it was prepared in writing accordingly.

13.7 All provisions of this Amended Agreement expire as of November 15, 2025.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS OF THE FOREGOING, the Parties have executed this Amended Agreement effective on the date first appearing above.

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**

ATTEST:

BY: _____
Joyce L. Davis, CRA Chairperson

BY: _____
Elora ~~Reira~~Riera, CRA Clerk

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

BY: _____
Eve Boutsis, CRA Attorney

Signed, sealed and delivered
in the presence of the following witnesses:

CRA EXECUTIVE DIRECTOR

PRINT NAME

Signature

Signature

K. Michael Chen

PRINT NAME

PRINT NAME

Signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on _____, 20252, by K. Michael Chen who is personally known to me or has produced _____ as identification and did (did not) take an oath.

My Commission Expires:

Notary Public, State of Florida

Printed Name of Notary

EXHIBIT “B”

SERVICES

During the term of the Amended Agreement, the Director shall perform the services listed below:

1. Develop and present to the Office of the City Manager to review and then for presentation to the CRA Board, for its adoption, working goals and objectives of the CRA.
2. Develop and present to the Office of the City Manager for review, and then to the CRA Board for its adoption, policies and procedures for the operation of the CRA. These policies may include but are not limited to: a review of the downtown façade improvement policy, a housing assistance policy, green development policies, capital improvement projects and inclusionary zoning.
3. Develop and present to the Office of the City Manager for presentation of an operational budget for the CRA.
4. Develop with the help of the Office of the City Manager to the Board a five (5) year strategic implementation plan for the CRA.
5. Work closely with the City Manager and City staff to create non-monetary incentives that will encourage development within the City of Dania Beach.
6. In consultation with the Office of the City Manager identify, meet, and confirm with commercial and housing developers and financiers on an ongoing basis in order to market opportunities available within the City and encourage the creation of new developments within the City.
7. In consultation with the Office of the City Manager work with City planning staff to identify vacant parcels within the CRA which might be used for redevelopment purposes.
8. In consultation with the Office of the City Manager, meet with City staff in order to gain a thorough understanding of the City’s planning efforts to date.
9. In consultation with the Office of the City Manager, meet with community groups and businesses on an ongoing basis and solicit their input on matters of development and redevelopment within the CRA.
10. In consultation with the Office of the City Manager identify grants, loans and other resources that will aid the CRA in its redevelopment and revitalization efforts.
11. Identify, develop and present to the Office of the City Manager for adoption any amendments to existing CRA redevelopment plans which will assist in the

| redevelopment efforts of the CRA.

THIS IS AN AMENDMENT TO THE EMPLOYMENT AGREEMENT entered into on _____ (the “Amended Agreement”) between THE BOARD OF COMMISSIONERS (the Board”) OF THE CITY OF DANIA BEACH, FLORIDA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), and K. MICHAEL CHEN, an individual (“Chen” or “Director”), jointly referred to as “the Parties”.

WHEREAS, Executive Director Michael Chen’s current employment agreement is for the period November 16th, 2023, through November 15th, 2025; and

WHEREAS, the Board has decided to place the agency under the direction of the Office of the City Manager, and would like for the Director to report to the City Manager, or her designee; and

WHEREAS, The Deputy City Manager, who is the City Manager’s designee, will use the title of Deputy City Manager/Executive Director of the CRA; and

WHEREAS, the CRA Board seeks to maintain Executive Director Chen as the Department Director of the CRA, reporting to the Deputy City Manager/Executive Director; and

WHEREAS, based upon the foregoing, Chen shall be the Director with the same basic duties and responsibilities and salaries, with the simple modification that instead of reporting to the City Commission he shall report to the Office of the City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA; and

WHEREAS, the proposed modifications have been discussed with Mr. Chen, and he agrees to the amendments to his employment agreement as stated in this Amended Agreement; and

WHEREAS, the Parties wish to set forth in writing the terms of employment for the Director of the CRA reporting to the Office of the City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions contained in this Amended Agreement, and other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the Parties agree as follows:

Section 1 - Duties of the Director.

1.1 Director is employed by the CRA and shall report to the Office of the City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA (hereinafter “Office of City Manager”), and shall perform the functions and duties specified in the job description (attached as Exhibit “A” and incorporated by this reference) and the services listed in Exhibit “B” (attached and incorporated by this reference) and such other functions and duties as otherwise prescribed by the City Manager or her designee from time to time.

1.2 The Director shall remain an employee of the CRA. As such, the Director is not and shall not be considered an employee of the City.

1.3 The Director shall not be entitled to engage in any other employment or professional engagements without prior written consent of the Office of City Manager. Director shall disclose to the Office of the City Manager any involvement in any business, charitable and corporate (for profit and not for profit) organizations.

1.4 Director shall comply with the provisions of the State of Florida Ethics Code and the Broward County Code of Ethics, as each is amended from time to time.

Section 2 – Term.

2.1 Director agrees to remain in the exclusive employ of the CRA during the term of this Amended Agreement. The Director’s Amended Agreement expires November 15, 2025. After November 15, 2025, Chen shall remain an employee of the CRA with the job title of Director. Upon expiration of this agreement, the Director will be an at-will employee, director, of the City, with no written employment agreement. Director shall maintain current salary and benefits, report to the City Manager, and adhere to the City’s Personnel Policy Manual (PPM). The Director shall be treated like all other City Directors.

2.2 Nothing in this Amended Agreement shall prevent, limit or otherwise interfere with the right of the Office of the City Manager to terminate the services of Director at any time, subject only to compliance with the provisions set forth in Section 3 of this Amended Agreement. It is understood between the Parties to this Amended Agreement that Director shall be considered an “at will” employee, subject, however, to the terms of this Amended Agreement.

2.3 Nothing in this Amended Agreement shall prevent, limit or otherwise interfere with the right of the Director to resign at any time from the position with the CRA, subject only to compliance with the provisions set forth in Section 4 of this Amended Agreement.

Section 3 – Termination.

3.1 The Office of City Manager may terminate the employment of Director without cause at any time, without any reason or reasons given.

3.2 In the event the Director is terminated without cause by the Office of the City Manager before the expiration of the term of employment as set forth in Paragraph 2.1 of this Amended Agreement, and during such time as the Director is willing and able to perform the duties under this Amended Agreement, then the Director shall receive a lump sum severance payment equal to twelve (12) weeks of his salary (in accordance with the Board’s normal payroll practices and procedure) and shall be compensated for all earned and accrued sick leave and vacation leave as of the date of termination to the same extent as such accruals are earned by Department Heads of the City. However, if termination without cause occurs within the last three (3) months of the term, the severance payment shall not exceed the balance of time that remains before the term of employment otherwise expires.

3.3 Notwithstanding the provisions of Section 3.2, in the event Director is terminated for misconduct as defined in Section 443.036(29), Florida Statutes, there shall be no obligation to pay the Director any severance pay or any earned and accrued sick leave, vacation leave or both. Misconduct also includes but is not limited to: (i) breach of any material term or condition of this Amended Agreement; (ii) conviction of a felony; (iii) gross insubordination; or (iv) willful neglect of duty.

Section 4 – Resignation

In the event Director wishes to voluntarily resign from the position of Director before expiration of this Amended Agreement, then the Director shall provide the Office of the City Manager with at least one (1) month’s written notice in advance, unless the Parties otherwise agree in writing. Upon receipt of such notice, the Office of the City Manager may, at its sole discretion, advance (accelerate) the effective date of such termination of employment to any earlier date as may be determined by the Office of the City Manager (“Actual Date of Termination”) in which case the Office of the City Manager shall pay Director those wages that Director would have earned if not for the acceleration of the Proposed Date of Termination which in any event shall not exceed a maximum of thirty (30) days of wages. Such payment shall be paid in a single lump sum payment or in accordance with the CRA’s normal payroll practices and procedures during the thirty (30) calendar day period immediately following the Actual Date of Termination. In the event of resignation in good standing by the Director under this Section, the Office of City Manager shall pay Director all earned and accrued sick and vacation leave calculated at the rate of pay in effect upon the date of the resignation, provided the Director has given proper notice as stated above.

Director understands and agrees that a resignation without notice will result in non-payment of all earned accruals.

Section 5 - Salary

5.1 The Director shall receive an annual salary of One Hundred Sixty-Nine Thousand, Two Hundred and Sixty Dollars (\$169,260.00) payable in accordance with the same payment procedures that apply to Department Heads of the City.

5.2 The Director will be evaluated by the Office of the City Manager in accordance with City Policies and Procedures.

Section 6 - Hours of Work.

The Director is an exempt employee under the Fair Labor Standards Act and is required to work as many hours as are necessary to perform the duties of the position. However, the Director is expected to be ready, willing and able to work during the CRA’s regular business hours, which are Monday through Friday, from 9:00 a.m. to 5:00 p.m. Director will be required to attend evening or weekend meetings in connection with CRA events and programs, and no additional compensation of any kind shall be paid to the Director for his participation in such events and programs or for other work or services performed outside of regular CRA business hours stated above.

Section 7 - Benefits.

As an employee of the CRA, which operates under the same federal ID number as the City, Director will be eligible for health and pension benefits which will be made available to Director to the same extent as made available to City Department Heads. The Benefits Summary and Employee Benefits Handbook is attached as composite Exhibit “C” and is incorporated by this reference.

Section 8 - Professional Development.

The CRA agrees to pay the professional dues, memberships, subscriptions and travel expenses of Director for professional participation in meetings and conferences associated with Director’s employment and professional development. Travel must be requested and approved by the Office of the City Manager in advance and must be consistent with the travel policies of the City.

Section 9 - General Expenses.

The Finance Director of the City or designee is authorized to disburse funds from the appropriate CRA account in the amount of \$500.00 per month, on the same date as monthly expense allowance funds are disbursed to City Department Heads, for use by the Director for personal expenses associated with employment under this Amended Agreement.

Due to the highly responsible nature of the position, the Director is expected to answer CRA-related calls outside of normal business hours. Therefore, Director shall have the option of receiving a cell phone stipend, subject to the same provisions as City Department Heads, or a City-issued cell phone to be used solely for business purposes.

Section 10 - Paid Leave

10.1 Director shall accrue 4.62 hours of vacation per pay period, and it is subject to the same accrual provisions as City Department Heads.

10.2 Director shall accrue eight (8) hours of sick leave per month, and it is subject to the same accrual provisions as City Department Heads.

10.3 Director shall be entitled to “personal” days as follows: forty (40) hours (five (5) days) which will be afforded at the beginning of a calendar year. Director has already received personal days for calendar year 2025 which are to be used by the end of this Amended Agreement, and they can neither be accrued nor converted to cash.

10.4 Director shall be entitled to paid holidays in accordance with the City policy applicable to full-time City employees.

Section 11 - Conflict of Interest Prohibition.

11.1 Director shall not, without the express prior written approval of the Office of the City Manager, individually, or as a partner, joint venturer, officer, shareholder or any other similar position of any kind or nature whatsoever, invest or participate in any business venture which conducts or intends to conduct business within the corporate limits of the City.

11.2 Except for purchase of a personal residence, Director shall not own or invest in any real property within the corporate limits of the City, without prior notification to and advance written approval by the Office of the City Manager, which approval may be withheld by the Office of the City Manager in its sole discretion.

Section 12 - Other Terms and Conditions of Employment.

12.1 The Office of the City Manager , in consultation with the Director, shall fix any such other terms and conditions of employment as the Office of the City Manager may determine from time to time, relating to the performance of Director, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Amended Agreement, or any law.

12.2 In order to enhance the ability of the CRA to create the type of redevelopment that it desires and to leverage resources that are currently available, the CRA shall, during the tenure of the Director, continue memberships in the Florida Redevelopment Association, Florida Community Development Association, Florida Economic Development Council, and the Florida Housing Coalition, each of which are subject to funding availability as determined by the Office of the City Manager in its sole discretion.

Section 13 - General Provisions.

13.1 This Amended Agreement contains the complete understanding of the Parties and supersedes any oral statements or representations made by the Parties. This Amended Agreement shall not be amended unless the same formality is observed as was used in the formation of this Amended Agreement.

13.2 The rights and obligations granted in this Amended Agreement are personal in nature and cannot be transferred or assigned by the Director.

13.3 This Amended Agreement shall become effective upon complete execution by both Parties.

13.4 If any provision or any portion of this Amended Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Amended Agreement or unaffected portions of it shall not be affected and shall remain in full force and effect.

13.5 All claims, counterclaims, disputes and other matters in question between the Office of the City Manager and Director arising out of, relating to or pertaining to this Amended Agreement, or the breach of it, or its duties or services, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of

Florida; provided, however, that in the event of any dispute between the Parties, the Parties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the Parties shall resort to mediation.

If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction. For any legal action arising out of or pertaining to this Amended Agreement, venue shall be in the Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida, or the federal District Court in the Southern District of Florida. Each Party further agrees that venue of any action to enforce this Amended Agreement shall be in Broward County, Florida. In any litigation, the Parties agree to each waive any trial by jury of any and all issues. In the event of any litigation which arises out of, pertains to, or relates to this Amended Agreement, or the breach of it, or the standard of performance required in it, each Party shall bear its own attorney fees and costs.

13.6 13.6 Director and CRA each had assistance of legal counsel or the opportunity and means to retain such assistance in connection with the preparation and review of the terms of this Amended Agreement and none of the provisions of this Amended Agreement shall be construed more strictly against one Party or the other, because the Parties mutually negotiated the terms of this Amended Agreement, and it was prepared in writing accordingly.

13.7 All provisions of this Amended Agreement expire as of November 15, 2025.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS OF THE FOREGOING, the Parties have executed this Amended Agreement effective on the date first appearing above.

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**

ATTEST:

BY: _____
Joyce L. Davis, CRA Chairperson

BY: _____
Elora Riera, CRA Clerk

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

BY: _____
Eve A. Boutsis, CRA Attorney

Signed, sealed and delivered
in the presence of the following witnesses:

CRA EXECUTIVE DIRECTOR

PRINT NAME

Signature

Signature

K. Michael Chen
PRINT NAME

PRINT NAME

Signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on _____, 2025, by K. Michael Chen who is personally known to me or has produced _____ as identification and did (did not) take an oath.

My Commission Expires:

Notary Public, State of Florida

Printed Name of Notary

Exhibit A to Employment Agreement with Mr. Chen



Job Title:	CRA Director
Department:	Not Eligible
Union Eligible:	123
Pay Grade:	Exempt
FLSA Status:	

JOB DESCRIPTION -

To perform this job successfully, an individual must be able to perform the essential job functions satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the primary job functions described herein. Since every duty associated with this position may not be described herein, employees may be required to perform duties not specifically spelled out in the job description, but which may be reasonably considered to be incidental in the performance of their duties just as though they were actually written out in this job description.

JOB SUMMARY

The incumbent manages the day-to-day operations, planning, budgeting, capital acquisitions, public relations, real estate negotiations, professional service contracts and capital planning for the Community Redevelopment (CRA) area but shall report to the Office of the City Manager, through her designee, the Deputy City Manager/Executive Director of the CRA (hereinafter the "Office of the City Manager"). Advanced professional work focused on the revitalization and community enhancement within the CRA districts through redevelopment, capital improvement, and branding. The incumbent serves as a liaison to businesses and property owners with the overall goal of enhancing the physical and economic character of the districts. Negotiates contracts, develops incentives, recruits compatible development activity and supervises consultants and advisors. Handles day to day operations, oversees staff and manages annual budget in consultation with the Office of the City Manager

ESSENTIAL JOB FUNCTIONS (all in consultation with the Office of the City Manager)

- Prepares and manages CRA budgets; identifies and accesses funding sources; maintains relationships with funding sources and administers contractual agreements with other governmental agencies.
- Prepares and manages annual CRA budget and compliance monitoring with F.S. Chapter 163 Part III.
- Provides oversight and management of Federal/State Grant programs designed to assist with redevelopment goals within the districts.
- Develops potential incentive packages, provides market assessments/impacts, and monitors development trends.
- Assists with the development of capital projects included in the Community Redevelopment Plan; tracks the economic impact of those projects on redevelopment activities within the CRA.
- Makes public presentations to the CRA Board, City Commission and other public/private organizations regarding redevelopment, and CRA business, initiatives and focus.
- Serves as a Technical advisor to the Community Redevelopment Agency Board (City Commission) and advisory boards.
- Maintains relationships and partnerships with City staff and city initiated projects within the CRA.
- Promotes and disseminates information about CRA activities to stakeholders through media, print and social media; attends and conducts various meeting and presentations.
- Supervises clerical staff, consultants, and special projects.

- Acts as a community liaison pertaining to CRA initiated projects.
- Provides comprehensive knowledge of redevelopment programs and financing.
- Acts as an ombudsman for development projects within the CRA and participates in the development review process.
- Negotiates contracts, incentives, developer agreements, and projects.
- Performs related duties as directed when such duties are a logical and appropriate assignment to the position.

KNOWLEDGE, SKILLS AND ABILITIES

- Knowledge of department practices and policies.
- Skill in the use small office equipment, including copy machines or multi-line telephone systems.
- Skill in using computers for word processing and accounting purposes.
- Ability to organize and communicate effectively.

MINIMUM EDUCATION AND EXPERIENCE REQUIREMENTS

Bachelor’s Degree; five (5) years of related work experience; or an equivalent combination of training, education, and experience.

CERTIFICATION, LICENSE AND SPECIAL REQUIREMENTS

Possession of a valid driver’s license with overall good driving record required. If driver’s license is out of state, must be able to obtain a Florida driver’s license within six (6) months of hire date.

PHYSICAL DEMANDS

This work is sedentary work and requires exerting up to 10 pounds of force occasionally and negligible amount of force constantly to move objects; work may also require fingering, hearing, mental acuity, speaking, standing, talking, and walking.

WORK ENVIRONMENT

Work requires decision making that could lead to major community or organizational consequences if this position fails to make the appropriate decision at the time.

The City of Dania Beach has the right to revise this position description at any time, and does not represent in any way a contract of employment.

I have read and understand this classification description and hereby certify that I am qualified to perform this job, with or without reasonable accommodation.

Employee Signature

Date

EXHIBIT “B” SERVICES

During the term of the Amended Agreement, the Director shall perform the services listed below:

1. Develop and present to the Office of the City Manager to review and then for presentation to the CRA Board, for its adoption, working goals and objectives of the CRA.
2. Develop and present to the Office of the City Manager for review, and then to the CRA Board for its adoption, policies and procedures for the operation of the CRA. These policies may include but are not limited to: a review of the downtown façade improvement policy, a housing assistance policy, green development policies, capital improvement projects and inclusionary zoning.
3. Develop and present to the Office of the City Manager for presentation of an operational budget for the CRA.
4. Develop with the help of the Office of the City Manager to the Board a five (5) year strategic implementation plan for the CRA.
5. Work closely with the City Manager and City staff to create non-monetary incentives that will encourage development within the City of Dania Beach.
6. In consultation with the Office of the City Manager identify, meet, and confirm with commercial and housing developers and financiers on an ongoing basis in order to market opportunities available within the City and encourage the creation of new developments within the City.
7. In consultation with the Office of the City Manager work with City planning staff to identify vacant parcels within the CRA which might be used for redevelopment purposes.
8. In consultation with the Office of the City Manager, meet with City staff in order to gain a thorough understanding of the City’s planning efforts to date.
9. In consultation with the Office of the City Manager, meet with community groups and businesses on an ongoing basis and solicit their input on matters of development and redevelopment within the CRA.
10. In consultation with the Office of the City Manager identify grants, loans and other resources that will aid the CRA in its redevelopment and revitalization efforts.
11. Identify, develop and present to the Office of the City Manager for adoption any amendments to existing CRA redevelopment plans which will assist in the redevelopment efforts of the CRA.



City of Dania Beach Memorandum

DATE: 3/11/2025

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: Commercial Façade Grant – 250 South Federal Highway

Request:

Background:

250 South Federal Highway is owned by 250 South Federal LLC, with Laura K. Gasper as the registered agent. The building is home to the Gasper Arts Center, also owned and operated by Laura Gasper. (Revised information is underlined.)

The original project cost has been revised from \$31,763 to \$39,485 (\$7,722 increase), due to the increased cost of the project to satisfy the revised design and cost of permits resulting from the zoning approval for the sign. Therefore, the requested grant award has been revised from \$15,881.75 to \$19,743.00, reflecting our 50% match of the revised project budget.

The Project: Laura Gasper believes her Federal Highway location suffers from being set back from Federal Highway, with two rows of parking and a wide access driveway between the front of the building and Federal Highway. The business is completely obscured from south bound traffic by the adjacent building to the north, which is positioned at the edge of the sidewalk along Federal Highway. The façade improvement project is the installation of new sign at the front edge of the Gasper site to improve the visual presence of the business to traffic on Federal Highway.

The project includes the cost of the sign, the sign installation, and the electrical connection. The range of the total sign cost is comprised of the sign and installation by a sign company and a separate electrical company. The range of the total cost is estimated to be from \$29,764.00 to \$34,932.00, based on estimates from two sign companies and two electrical contractors. The Façade Grant application is seeking the \$15,882.00, representing a 50% match of the lower estimated sign cost and the higher electrical cost (\$31,764.00 total cost). The owner's share of the construction costs will be self-funded.

Attached are the revised estimates based on the approved sign design from Designer Sign Systems, Kline Brothers Electric, Inc, and Total signs & Lighting, Inc, The increased project cost reflected in the revised estimates ranges from \$7,032 to \$23,273.

Attachments: Owner's Façade Grant application
Photos of the existing building
Copies of the construction estimates

Copies of the revised construction estimates
BCPA folio sheet and map
Sunbiz Corporate Registration

Budgetary Impact

Recommendation

The CRA requests Board approval of the Façade Grant application for 250 South Federal Highway in an amount of \$15,882.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less.

Revised Recommendation: The CRA requests Board approval of the Façade Grant application for 250 South Federal Highway in an amount of \$19,743.00 (an increase of \$3,862) or 50% of the actual project cost as evidenced by paid receipts, whichever is less.



Dania Beach Community Redevelopment Agency
Commercial Property Facade Grant Program
Grant Application

PART 1: PROPERTY INFORMATION / PROJECT FUNDING SOURCES

Property Address: 250 South Federal Highway Dania Beach, FL 33004

Property tax folio: 514203-02-0100 Property is in the CRA: Yes No

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

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

Property is within a shopping center: Yes No

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

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

X

Property Is Owned By: An Individual A Corporation A Partnership or LLC

Property Owner (Owner) Name: Laura Gasper

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

Applicant is authorized to make this application: Yes No (proof of authorization)

Owner Address: 1455 Holly Heights Drive Apt #36 Fort Lauderdale, FL 33004

Owner: Phone: _____

(937) 901-8120 Fax: _____ Email: Laura.Gasper@GasperArts.com

Owner's business is the primary tenant (+50%) of the Property: Yes No

If yes, business name: N/A 250 South Federal LLC dba Gasper Arts

Date business established: 08/20/2020 Business is +3 years old: Yes No

Maximum CRA Cost Match: 50% 70%

Total Project Cost: \$31,763.50 REV \$39,485.60 (incl hearings and permitting)

Sources of Project Funds

Grant Request: \$15,881.75 REV \$19,743 (\$25,000 max)

Owner Equity: \$15,881.75 REV \$19,743

Other Funds: \$ _____

I hereby attest that the information on this application is accurate to the best of my knowledge.

Property Owner/Applicant

5/24/24
 Date
2/13/25



Dania Beach Community Redevelopment Agency
Commercial Property Facade Grant Program
Grant Application

PART 2: PROJECT SCOPE OF WORK / SUMMARY PROJECT BUDGET

Applicant/Property Owner: Laura Gasper

Owner's Address: 1455 Holly Heights Drive Apt #36 Fort Lauderdale, FL 33004

Owner's: Phone: (937) 901-8120 Fax: _____ Email: Laura.Gasper@GasperArts.com

Property Address: 250 South Federal Highway Dania Beach, FL 33004

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

DESCRIBE THE OVERALL PROJECT AND THE OBJECTIVES OF THE PROJECT

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

- TOTAL PROJECT COST:** 31,763.50 | REV \$39,485.60 (incl hearings and permitting)
- The total project cost must represent the reasonable, current costs of the Project. An itemized proposal for the work to be performed from a licensed general contractor must be attached. The contractor proposal must reflect your description of the Project,

3. PROJECT FUNDING SOURCES:

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

Grant Request:	\$ 15,881.75	REV \$19,743
Owner Equity:	\$ 15,881.75	REV \$19,743
Other Funds:	\$ _____	
Total Project Funding:	\$ 31,763.50	REV \$39,485.60

I hereby attest that the information on this application is accurate to the best of my knowledge.

 Property Owner/Applicant 5/24/24
Date

2/13/25



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 3: LINE-ITEM BUDGET

Property Address: 250 South Federal Highway Dania Beach, FL 33004
 Applicant/Property Owner: Laura Gasper
 Owner: Address: 1455 Holly Heights Drive Apt #36 Phone: (937) 901-8120
 Fort Lauderdale, FL 33004

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

Improvement Description	Line-Item Cost	
Architectural/engineering plans	\$	
Contractor fees	\$	
Removal of deteriorated or undesirable exterior alterations.	\$	
Exterior improvement, restoration, or rehabilitation	\$	
Repair, replacement, or installation of new storefront impact windows	\$	
Repair, replacement, or installation of new exterior doors	\$	
Repair, replacement, or installation of new awnings.	\$	
Repair, replacement, or installation of new exterior lighting.	\$	
Renewal or installation of new landscaping.	\$	
Exterior painting.	\$	
Signage (REVISED)	\$28,863.50	\$33,956
Parking Lot Improvements	\$	
ADA compliance features/modifications	\$	
Roof repairs	\$	
Structural stabilization	\$	
Dumpster enclosure	\$	
General maintenance items	\$	
Other Improvements: (describe) (REVISED)	\$2,900.00	\$5,125
Electrical line to support sign		
Other Improvements: (describe) (REVISED - Variance hearing & permit fees)	\$	\$405
Other Improvements: (describe)	\$	
TOTAL PROJECT BUDGET (REVISED)	\$31763.50	\$39,485.60

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



 Property Owner/Applicant


5/24/24

 Date
 2/13/25



QUOTATION



GASPER ARTS
 ATTN: DAVID GASPER
 250 S FEDERAL HWY
 DANIA BEACH, FL 33004

Page: 1 OF 1
 Date: 1/23/2024
 Cell: 937-673-8654

email: studioinfo@gasperarts.com / Laura Gasper <laura.gasper@gasperarts.com>

Project: EXTERIOR - ELECTRONIC DIGITAL DISPLAY Quote #: 12699

Item	Qty	Description	Unit Price	Extension
1	1	DSS PROPOSES TO PROVIDE AND INSTALL THE FOLLOWING: SIGN TYPE: 6.7 MM SMD HIGH RESOLUTION OUTDOOR SIGN OVERALL SIZE: 69.98" H X 51.83" W WITH 24" X 48" COLOR LED DISPLAY AND ROUTED CIRCLE W/ FULL COLOR GRAPHICS ON LOG COPY BACKED WITH PLASTIC ILLUMINATED MOUNTED ON POWDER COATED STEEL CABINET. PER ATTACHED DRAWING (FOR APPROVAL)	\$ 13,650.00	\$ 13,650.00

DISPLAY FEATURES

PITCH: 6.7 MM
 PIXEL MATRIX: 96 H X 192
 APPX VIEWABLE AREA: 25.20" H X 50.39
 COLOR CAPABILITIES: 281 TRILLION
 TOTAL LED/FACE: 18,432
 DISPLAY CABINETS/FACES: 2
 INTERNAL ACCESS: FRONT
 APPX MAX POWER (W) FACE: 461
 APPX MIN. VIEWING DISTANCE: 15'
 TECH SUPPORT: UNLIMITED
 **WARRANTY: 2 YEARS PARTS
 CONTROLLER: NOVASTAR TBI EMBEDDED 8GB OF INTERNAL MEMORY, AUDIO OUTPUT
 BRIGHTNESS CONTROL: AUTOMATIC BRIGHTNESS ADJUSTMENT
 STANDARD COMMUNICATION: WIFI AP + WIRED ETHERNET
 * OPTION 1 - WIFI BRIDGE SET (ASSUMES THERE IS AN AVAILABLE WIRED LAN ACCESS POINT WITHING 1500' FROM EACH OF THE DISPLAY LOCATIONS
 * OPTION 2 - CELL MODEM (CUSTOMER MUST PROVIDE CELLULAR DATA PLAN

OPERATOR ON SITE TRAINING PROVIDED

** excludes cost of lifting equipment to access display after the first year of operation if applicable. Also excludes damage due to vandalism, lightning, powerful electrical surges.

2	1	*ENGINEERED DRAWINGS AND PERMITS (*) DENOTES NON-TAXABLE	\$ 2,200.00	\$ 2,200.00
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NOTE: CREDIT CARD PAYMENTS SUBJECT TO 3% SURCHARGE

Product Total:	\$ 15,850.00
Installations:	\$ 8,900.00
Sales Tax:	\$ 1,578.50
Freight:	\$ 535.00
Total:	\$ 26,863.50

PLEASE PROVIDE NFP TAX EXEMPTION IF APPLIES

FOB: SP
 TERMS: 50% DEPOSIT - BALANCE NET 15
 DELIVERY: 4-6 WEEKS FROM PERMIT APPROVAL

This quotation is subject to the terms and conditions printed on the reverse side of this sheet unless otherwise modified and agreed upon in writing. Signature of this document acknowledges acceptance of all items included and is a binding contract by all parties. If material quoted is ordered on a separate purchase order or contract this quotation becomes a part thereof and must be signed and accompany same.

Submitted By: PAUL R PIERSON Accepted By: David Gasper Date: 2/15/2024
 Designer Sign Systems, Inc. 3540 N.W. 56 St. #201 Ft. Lauderdale, FL 33309 Tel. 954.972.0707 FAX 954.972.1040

Total Signs & Lighting, Inc.

Estimate

And Gas Station Structures
 595 West 64th Dr.
 Hialeah, FL 33012

Date	Estimate #
5/22/2024	4956

Name / Address
Gasper Arts 250 S Federal Hwy Dania Beach, FL 33004

Ship To
Gasper Arts 250 S Federal Hwy Dania Beach, FL 33004

Project

Description	Qty	Rate	Total
Electronic Digital Display (Exterior) High resolution Display 6.7 mm. Size: 69.98" H x 51.83 " W Color LED Display 24" x 48" Full Color Power Coated steel Cabinet. Graphics on log copy backed with Plastic illuminated. Color : 281 Trillion Total LED Face: 18,432 Double face cabinet. Novastar TBI embedded 8GB of internal memory and audio output. Automatic Brightness adjustment Wifi and standard wire ethernet. Operator on side training provided Two year warranty only parts.	1	16,250.00	16,250.00T
Engineering drawings and City permits. Labor installation		2,200.00 10,250.00	2,200.00T 10,250.00

Subtotal		\$28,700.00
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Phone #	786-546-4080
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Sales Tax (6.0%)	\$1,107.00
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E-mail	ebonilla29@msn.com
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Total	\$29,807.00
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Kline Brothers Electric, Inc.

3048 SW 4th Avenue
Fort Lauderdale, FL 33315-3015

Estimate

Date	Estimate #
6/3/2024	1289

Name / Address
Gasper Arts Studio 250 S Federal Highway Dania Beach, FL 33004

Job Address
Same

Contact	Contact Number

Item	Description	Total
Labor / Materials	<p>Front Sign Power</p> <ol style="list-style-type: none"> 1) To Fill out a Electrical Permit Application for the Front Sign to the City of Diana 2) To supply 30 amp at 240 volt power to the Front Sign 3) Rent a Trencher Machine and Trench a ditch from the front of the building to the side grass area and Down toward the street and then over to the location of the sign 4) Install (1) 3/4 inch PVC conduit in the New ditch from the front of the building to the location of the New sign, Call the City for a Inspection on the conduit in the ditch and wait for the Inspector to show up 5) Use the Existing conduit inside the building that is in the front of the building that End up by the Electrical Panel by the bathrooms 6) Install New 3/4 inch EMT from the Electrical Panel by the Bathroom to the Main Electrical Panel in the back of the building 7) Pull all the wire inside the conduit for the Front sign 8) Purchase a Time Clock and install it by a Electrical Panel 9) Install a box and a 30 amp two pole switch for the Sign Disconnect that will located on the Outside Sign or by the Outside Sign 10) All Permit Cost by Others 	5,125.00
Total		\$5,125.00

ILLUMINATION ELECTRIC

6871 LIBERTY STREET
HOLLYWOOD, FL 33024
PHONE 954.610.5468 FAX 954.966.5776
illuminationelectriccorp@yahoo.com
State License EC13005258

PROPOSAL: #4031

DATE: FEBRUARY 14, 2024

PROPOSAL SUBMITTED TO: 250 SOUTH FEDERAL LLC
DBA GASPER ARTS
250 SOUTH FEDERAL HWY
DANIA BEACH, FL

FOR SIGN ELECTRICAL INSTALLATION

LABOR AND MATERIALS INCLUDED IN PROPOSAL

TRENCHING AT 20" DEPTH FROM FRONT OF BUILDING ALONG GREEN AREA OF PARKING LOT TO REACH SIGN LOCATION.

THE TRENCH WILL BE BACK FILLED AFTER UNDERGROUND INSPECTION.

INSTALLATION OF (1) 3/4 PVC CONDUIT WITH (4) #10 COPPER WIRES TO PROVIDE 120/240 VOLTS 30 AMPS TO SIGN.

SIGN CONNECTION WILL BE DONE BY SIGN COMPANY.

THE EXISTING WIRING FOR THE RECEPTACLE AT THE NORTH FRONT OF THE BUILDING WILL BE USED TO FEED THE SIGN AND A JUNCTION BOX WILL BE INSTALLED FOR CONNECTION OF WIRES.

(1) 2 POLE 30 AMP CIRCUIT BREAKER WILL BE INSTALLED AT PANEL NEAR THE BATHROOM TO FEED SIGN.

A PERMIT APPLICATION WILL BE SUBMITTED TO THE CITY OF DANIA BUILDING DEPARTMENT AND ALL WORK WILL BE INSPECTED AS REQUIRED.

PERMIT FEE IS NOT INCLUDED IN PROPOSAL.

TOTAL FOR PROPOSED WORK:	\$2,900.00
50% DUE AT DEPOSIT	\$1,450.00
50% DUE AT COMPLETION	\$1,450.00

NOT INCLUDED IN PROPOSAL

PERMIT FEE
ANY ADDITIONAL WORK REQUESTED BY INSPECTOR
DISCONNECT SWITCH FOR SIGN



Site Address	250 S FEDERAL HIGHWAY, DANIA BEACH FL 33004	ID #	5142 03 02 0100
Property Owner	250 SOUTH FEDERAL LLC	Millage	0413
Mailing Address	250 S FEDERAL HWY DANIA BEACH FL 33004	Use	17-01
Abbr Legal Description	PARK HILL 1-163 D LOT 13 LESS ST RD, LOT 14 LESS ST RD, LOT 15,16 BLK A		

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

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$303,020	\$1,086,430	\$1,389,450	\$1,389,450	
2023	\$231,050	\$1,086,430	\$1,317,480	\$1,317,480	\$30,778.02
2022	\$231,050	\$1,032,280	\$1,263,330	\$1,263,330	\$29,724.20

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,389,450	\$1,389,450	\$1,389,450	\$1,389,450
Portability	0	0	0	0
Assessed/SOH	\$1,389,450	\$1,389,450	\$1,389,450	\$1,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,389,450	\$1,389,450	\$1,389,450	\$1,389,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/26/2020	WD-Q	\$1,325,000	116708578	\$20.00	15,151	SF
2/9/2009	WD-Q	\$899,900	45983 / 1105			
3/25/2002	WD	\$575,000	33083 / 1665			
8/1/1993	SWD	\$100	21007 / 292			
6/1/1978	WD	\$22,500				
Adj. Bldg. S.F. (Card, Sketch)						9256
Eff./Act. Year Built: 2000/1979						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
9256						27.5		



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Detail by Entity Name

Florida Limited Liability Company
250 SOUTH FEDERAL LLC

Filing Information

Document Number	L20000257815
FEI/EIN Number	85-2857430
Date Filed	08/20/2020
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	02/23/2021
Event Effective Date	NONE

Principal Address

250 S. FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

250 S. FEDERAL HWY
DANIA BEACH, FL 33004

Registered Agent Name & Address

GASPER, LAURA K
1455 Holly Heights Drive
APT. 36
Ft. Lauderdale, FL 33004

Address Changed: 02/01/2024

Authorized Person(s) Detail

Name & Address

Title AMBR

GASPER, LAURA K
250 S. FEDERAL HWY
DANIA BEACH, FL 33004

Annual Reports

Report Year	Filed Date
2022	03/08/2022

2023	01/25/2023
2024	02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
08/20/2020 -- Florida Limited Liability.	View image in PDF format

(REVISED)

Total Signs & Lighting, Inc.
And Gas Station Structures
595 West 64th Dr.
Hialeah, FL 33012

Estimate

Date	Estimate #
12/27/2024	5002

Name / Address
Gasper Arts 250 S Federal Hwy Dania Beach, FL 33004

Ship To
Gasper Arts 250 S Federal Hwy Dania Beach, FL 33004

Project

Description	Qty	Rate	Total
Two 24' x 48" Exterior electronic Digital Displays mounted on two single face cabinets V shape, High 72" x 52" wide (Cabinets painted power coat Paint.) High resolution Display 6.7 mm. Size: 69.98" H x 51.83 " W Color LED Display 24" x 48" Full Color Power Coated steel Cabinet. Graphics on log copy backed with Plastic illuminated. Color : 281 Trillion Total LED Face: 18,432 Double face cabinet. Novastar TBI embedded 8GB of internal memory and audio output. Automatic Brightness adjustment Wifi and standard wire ethernet. Operator on side training provided Two year warranty only parts. Engineering drawings and City permits. Labor installation	2	17,250.00	34,500.00T
		3,500.00	3,500.00T
		12,800.00	12,800.00

Subtotal		\$50,800.00
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Phone #	786-546-4080
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E-mail	ebonilla29@msn.com
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Sales Tax (6.0%)	\$2,280.00
Total	\$53,080.00

(REVISED)

QUOTATION



GASPER ARTS
ATTN: DAVID GASPER
250 S FEDERAL HWY
DANIA BEACH, FL 33004

Page: 1 OF 1
Updated: 12/26/2024
Cell: 937-673-8654

email: studioinfo@gasperarts.com / Laura Gasper <laura.gasper@gasperarts.com>
Project: EXTERIOR - ELECTRONIC DIGITAL DISPLAYS

Quote #: 12699-R1

Table with 5 columns: Item, Qty, Description, Unit Price, Extension. Row 1: 1, 1, DSS PROPOSES TO PROVIDE AND INSTALL THE FOLLOWING: SIGN TYPE: TWO SINGLE SIDED CABINETS TO FORM A V-SHAPE... \$ 28,040.00 \$ 28,040.00. Row 2: 2, 1, *ENGINEERED DRAWINGS AND PERMITS (*) DENOTES NON-TAXABLE \$ 2,900.00 \$ 2,900.00. Row 3: 3, 2, 42" FLEXI- SAFETY POST WITH FLANGE \$ 100.00 \$ 200.00.

NOTE: CREDIT CARD PAYMENTS SUBJECT TO 3% SURCHARGE
FOB: SP
TERMS: ADDITIONAL \$10,277.50 DEPOSIT REQUIRED
DELIVERY: 4-6 WEEKS FROM PERMIT APPROVAL

Summary table with 2 columns: Description, Amount. Rows: Product Total: \$ 31,140.00, Installations: \$ 12,840.00, Sales Tax: \$ 2,875.60, Freight: \$ 500.00, Total: \$ 47,355.60, Balance: \$ 33,955.60.

AmEx Deposit Received. 2.15.24

This quotation is subject to the terms and conditions printed on the reverse side of this sheet unless otherwise modified and agreed upon in writing. Signature of this document acknowledges acceptance of all items included and is a binding contract by all parties.

Submitted By: PAUL R PIERSON Accepted By: Date:

Designer Sign Systems, Inc. 3540 N.W. 56 St. #201 Ft. Lauderdale, FL 33309 Tel. 954.972.0707 FAX 954.972.1040

(REVISED)



Kline Brothers Electric, Inc.

3048 SW 4th Avenue
Fort Lauderdale, FL 33315-3015

Estimate

Date	Estimate #
6/3/2024	1289

Name / Address
Gasper Arts Studio 250 S Federal Highway Dania Beach, FL 33004

Job Address
Same

Contact	Contact Number

Item	Description	Total
Labor / Materials	<p>Front Sign Power</p> <ol style="list-style-type: none"> 1) To Fill out a Electrical Permit Application for the Front Sign to the City of Diana 2) To supply 30 amp at 240 volt power to the Front Sign 3) Rent a Trencher Machine and Trench a ditch from the front of the building to the side grass area and Down toward the street and then over to the location of the sign 4) Install (1) 3/4 inch PVC conduit in the New ditch from the front of the building to the location of the New sign, Call the City for a Inspection on the conduit in the ditch and wait for the Inspector to show up 5) Use the Existing conduit inside the building that is in the front of the building that End up by the Electrical Panel by the bathrooms 6) Install New 3/4 inch EMT from the Electrical Panel by the Bathroom to the Main Electrical Panel in the back of the building 7) Pull all the wire inside the conduit for the Front sign 8) Purchase a Time Clock and install it by a Electrical Panel 9) Install a box and a 30 amp two pole switch for the Sign Disconnect that will located on the Outside Sign or by the Outside Sign 10) All Permit Cost by Others 	5,125.00

Total		\$5,125.00
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ILLUMINATION ELECTRIC

(REVISED)

6871 LIBERTY STREET
HOLLYWOOD, FL 33024
PHONE 954.610.5468 FAX 954.966.5776
illuminationelectriccorp@yahoo.com
State License EC13005258

PROPOSAL: #4031

DATE: FEBRUARY 14, 2024

PROPOSAL SUBMITTED TO: 250 SOUTH FEDERAL LLC
DBA GASPER ARTS
250 SOUTH FEDERAL HWY
DANIA BEACH, FL

FOR SIGN ELECTRICAL INSTALLATION

LABOR AND MATERIALS INCLUDED IN PROPOSAL

TRENCHING AT 20" DEPTH FROM FRONT OF BUILDING ALONG GREEN AREA OF PARKING LOT TO REACH SIGN LOCATION.

THE TRENCH WILL BE BACK FILLED AFTER UNDERGROUND INSPECTION.

INSTALLATION OF (1) 3/4 PVC CONDUIT WITH (4) #10 COPPER WIRES TO PROVIDE 120/240 VOLTS 30 AMPS TO SIGN.

SIGN CONNECTION WILL BE DONE BY SIGN COMPANY.

THE EXISTING WIRING FOR THE RECEPTACLE AT THE NORTH FRONT OF THE BUILDING WILL BE USED TO FEED THE SIGN AND A JUNCTION BOX WILL BE INSTALLED FOR CONNECTION OF WIRES.

(1) 2 POLE 30 AMP CIRCUIT BREAKER WILL BE INSTALLED AT PANEL NEAR THE BATHROOM TO FEED SIGN.

A PERMIT APPLICATION WILL BE SUBMITTED TO THE CITY OF DANIA BUILDING DEPARTMENT AND ALL WORK WILL BE INSPECTED AS REQUIRED.
PERMIT FEE IS NOT INCLUDED IN PROPOSAL.

TOTAL FOR PROPOSED WORK:	\$2,900.00
50% DUE AT DEPOSIT	\$1,450.00
50% DUE AT COMPLETION	\$1,450.00

NOT INCLUDED IN PROPOSAL

PERMIT FEE
ANY ADDITIONAL WORK REQUESTED BY INSPECTOR
DISCONNECT SWITCH FOR SIGN