



AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, APRIL 14, 2026 - 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. CRA Executive Director Administrative Report

4. PRESENTATIONS

1. CRA Properties Discussion and Overview

5. CONSENT AGENDA

1. Minutes: March 10, 2026 Board Meeting Minutes
2. Travel Requests: None

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION: None

8. INFORMATION ITEMS

1.
 - April Merchant Newsletter
 - Façade Grant Flyer
 - Arbor Day Flyer
 - Jumbo Networker & Business Expo Flyer
 - Hamburger House Party Flyer

9. BOARD MEMBER COMMENTS

10. ADJOURNMENT

City of Dania Beach Memorandum

DATE: 4/14/2026

TO: Chair and Board Members

FROM: Candido Sosa-Cruz, ICMA-CM, CRA Executive Director

SUBJECT: CRA Executive Director Administrative Report

1. CRA INITIATIVES / ECONOMIC DEVELOPMENT / GRANTS

- Working on developing a beautification project for Federal Highway that will introduce planters, flowers, and greenery along the sidewalks. This pilot program aims to bring more color and vibrancy to the corridor while enhancing the overall look and feel of the area. We're currently researching pricing and identifying key locations to launch the pilot program. This effort is designed to draw more attention to the corridor, support local businesses, and create a more inviting environment for residents and visitors alike.
- Developed and produced the CRA Merchant Newsletter, a comprehensive communication tool designed to support and engage local businesses. The newsletter highlights strategies to enhance storefront aesthetics, provides information on foreign trade zone benefits, promotes grant opportunities, features Dania After Dark events, and shares key CRA contact resources for businesses within the district. (April Newsletter Attached)
- Met with our Planning & Zoning Division to review sign codes and explore ways to better support small businesses with their storefront signage. We're working toward a more streamlined process that makes it easier for businesses to enhance their visibility while maintaining a polished, professional look along Federal Highway and Dania Beach Blvd.
- Created new Façade Grant Flyer and distributed to merchants throughout Federal Highway and Dania Beach Corridor (new flyer attached).
- CRA Properties List and Specifications of each lot (Attached List)
- **Rebuilding Together Update**
 - *Home Beautification Program*
 - Total number of homes completed: 2 homes completed in current grant.
 - Number of homes approved and in line for services: 8 homes on waitlist.
 - Number of homes being vetted for qualification: 6+ homes.
 - *Safe At Home Program*
 - Total number of homes completed: 41 completed

- Total number of homes in-process (under const): 3 in-process
- Number of homes approved and in line for services: 4 homes
- Number of homes being vetted for qualification: 6+ homes

2. PATCH

○ PATCH General Operation / Performance

○ Number of monthly visitors:

- New walk-in visitors: Total 45 visitors
- Number of monthly volunteers: Total 42 Volunteers
- Program Visitors: CW Thomas (4 weeks): Total 50 students
- PATCH Floral Arranging Class: 08 people

○ Weight of crop harvest (Feb. 27, to Mar. 24, 2026): Approx. 350 pounds – 15 Fresh Food bags / Total FFB Program registered members (Dec 2005-Mar. 24, 2026): 124 registered.

○ List the produce that made up of crop harvest: Greens, Collards, Tomatoes, Strawberries, Zucchini Eggplant, Sage, Dill, Parsley, Coconut.

○ Individuals/institutions to whom unsold produce was donated: Seniors Saratoga Crossing

○ Social Seniors from PJ Meli visited the PATCH.

○ Upcoming events – APRIL 2026

○ PATCH Shop with Your Grower Farmer's Market

Sat., April 04

○ PATCH Veggies & Herbs Taste & Garden Tour

Sat., April 11

○ PATCH Shop with Your Grower Farmer's Market

Sat., April 18

○ PATCH with Your Grower Farmer's Market & PATCH Free Earth Day Workshop

Sat., April 25

○ Arbor Day Tree Giveaway Event (Frost Park/Fronton Blvd)

Thursday, April 23 4pm – 6pm

PATCH will coordinate with Public Services to prepare a giveaway.

○ Volunteering Hands-On-Broward (HOB)

○ Group of Volunteers (03/20): Oracle Software Corporation (Ft. Lauderdale Office)

○ Group of Volunteers (03/21): NSU Kiran C. Patel College of Osteopathic Medicine – Ft. Lauderdale Campus, Class 2028.

3. News/information/Workshops:

○ **United Way Broward's Mayors' Gala.** This year's Mayors' Gala focuses directly on an escalating challenge in Broward County: ensuring people of all ages and backgrounds can access safe, reliable housing. **Saturday, April 25, 6pm to 11pm**, at Seminole Hard Rock Hotel & Casino.

○ **Jumbo Networker & Business Expo. Wednesday, April 29, 2026, 5pm to 8pm**

- **Location:** DCOTA, 1855 Griffin Road, Dania Beach, FL 33004.
 - **Participating Chambers:** Aventura Marketing Council, Greater Hollywood, Dania Beach, Hallandale Beach, and Greater North Miami Beach Chambers of Commerce.
 - **Purpose:** High-energy networking, B2B marketing, and face-to-face lead generation for South Florida business owners.
-
- **Hamburger House Party.** Saturday, May 2, 2026, 3pm to 6pm at MAD Arts Museum
 - **Port Everglades Association (PEA) Economic Engine Performance Report 26.** The Annual Briefing for Business from Broward's Airport, Seaport, and Tourism Leaders. Presented by the Port Everglades Association. **Friday, June 5, 11am to 1:30pm**, at Greater Fort Lauderdale Broward County Convention Center.

SOCIAL SENIORS FROM P.J. MELI





Galaxy S22



Galaxy S22



Galaxy S22



Galaxy S22

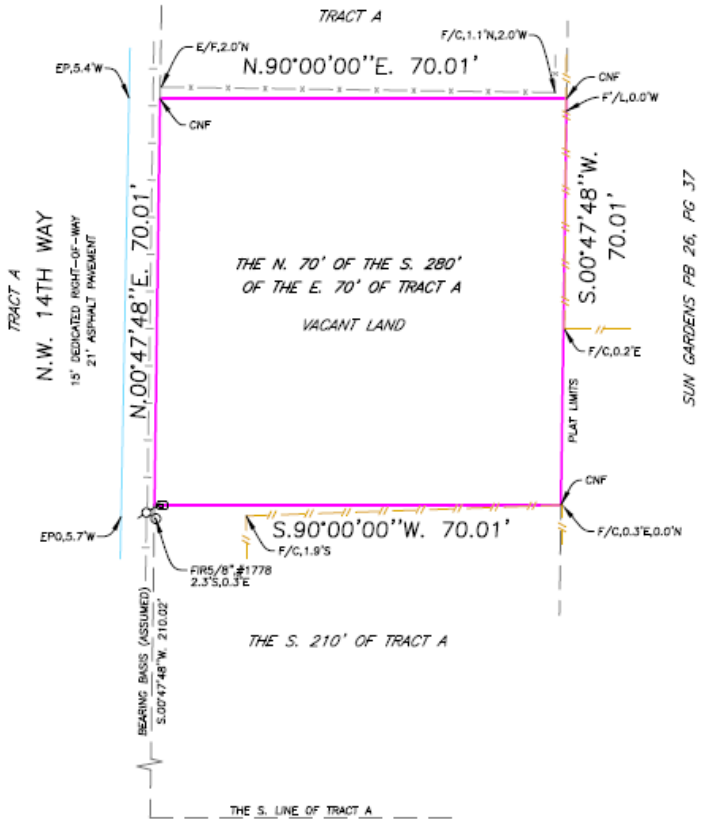
CRA-Owned Properties

Land area calculations by BCPA folio sheets and surveys.



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504233150060	NW 14 Way	60	90	NBHO - Res	4,900	70.0	70.0
504234011190	137 NW 4 Ave	50	100	City Center (MU)	5,421	50.1	108.2
504234060260	524 NW 3 Ter	60	90	NBHO - Res	3,750	37.5	100.0
504234060640	Old Griffin Rd	60	90	NBHO - Res	4,231	58/32	100/103
504234230130	56 NW 8 Ave	60	90	NBHO - Res	8,435	50/49	167/179
514203340580	701 SW 12 Ave	60	90	NBHO - Res	5,000	50.0	100.0
514203340570	705 SW 12 Ave	60	90	NBHO - Res	5,700	57.0	100.0
514203340560	711 SW 12 Ave	60	90	NBHO - Res	5,700	57.0	100.0
504234300200	115 Phippen Waiters Rd	60	90	NBHO - Res	1,992	25.0	79.7
504234300210	117 Phippen Waiters Rd	60	90	NBHO - Res	1,993	25.0	79.7
504234300220	119 Phippen Waiters Rd	60	90	NBHO - Res	1,994	25.0	79.8
504234300230	121 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8
504234300240	123 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8
504234300250	125 Phippen Waiters Rd	50	100	NBHD-MU	1,996	25.0	79.8
Totals:					55,101		

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504233150060	NW 14 Way	60	90	NBHO - Res	4,900	70.0	70.0



Property Id: 504233150060

**Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234011190	137 NW 4 Ave	50	100	City Center (MU)	5,421	50.1	108.2

Site Address	137 NW 4 AVENUE, DANIA BEACH FL 33004	ID #	5042 34 01 1190
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80-01
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 5 BLK 8		

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)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$89,450		\$89,450	\$52,360	
2024	\$89,450		\$89,450	\$47,600	\$288.00
2023	\$81,320		\$81,320	\$43,280	\$144.00

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$89,450	\$89,450	\$89,450	\$89,450
Portability	0	0	0	0
Assessed/SOH	\$52,360	\$89,450	\$52,360	\$52,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$52,360	\$89,450	\$52,360	\$52,360
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2019	QCD-T	\$100	115961637	\$16.50	5,421	SF
2/1/2013	QCD-T	\$100	111333011			
9/21/2011	TXD-D	\$15,600	48251 / 1307			
9/13/2011	CET-D	\$1,100	48214 / 1758			
4/26/2002	WD*	\$96,000	33223 / 1009			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1						2.4		

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234011190	137 NW 4 Ave	50	100	City Center (MU)	5,421	50.1	108.2

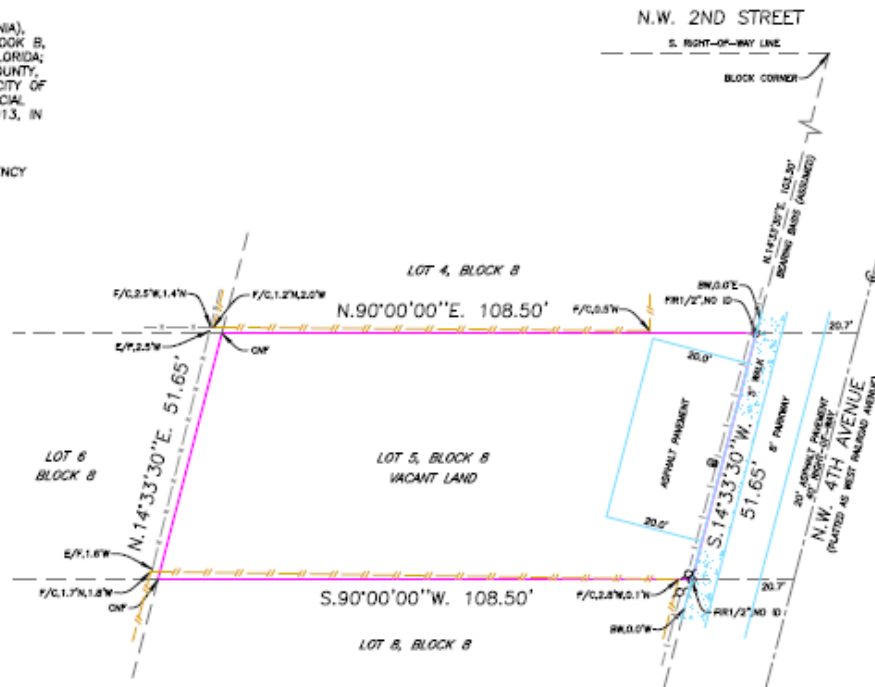
Property Id: 504234011190

**Please see map disclaimer



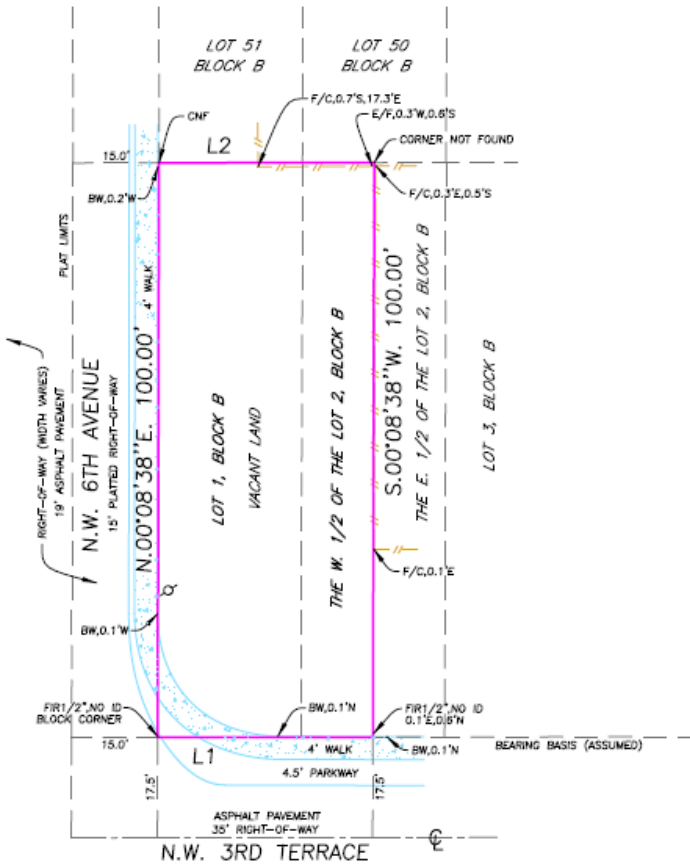
DANIA),
BOOK 8,
FLORIDA;
COUNTY
OF CITY OF
OFFICIAL
2013, IN

AGENCY



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234060260	524 NW 3 Ter	60	90	NBHO - Res	3,750	37.5	100.0

DAWA MANOR
(PLAT BOOK 10, PAGE 53)

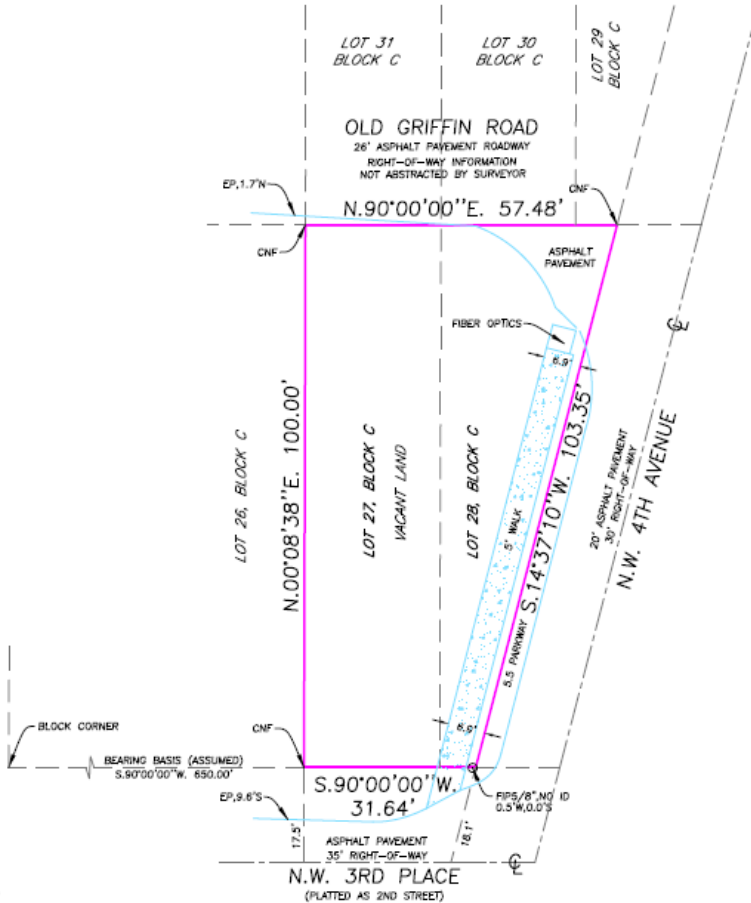


Property Id: 504234060260

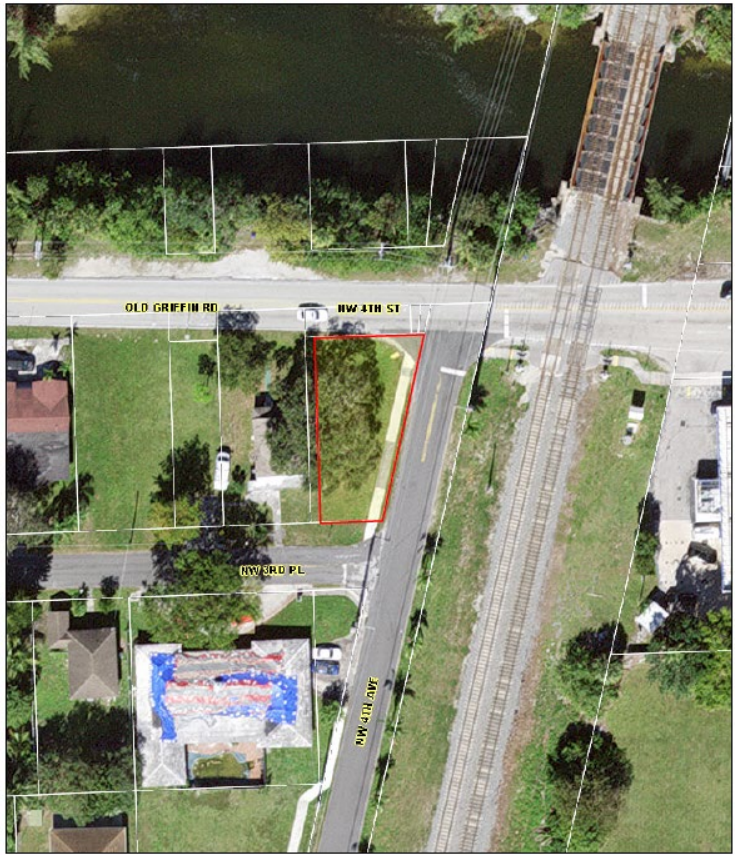
**Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234060640	Old Griffin Rd	60	90	NBHO - Res	4,231	58/32	100/103



Property Id: 504234060640 **Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234230130	56 NW 8 Ave	60	90	NBHO - Res	8,435	50/49	167/179

Site Address	56 NW 8 AVENUE, DANIA BEACH FL 33004	ID #	5042 34 23 0130
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80-01
Abbr Legal Description	SARATOGA 18-23 B LOT 15		

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\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$139,180		\$139,180	\$81,480	
2024	\$139,180		\$139,180	\$74,080	\$36.00
2023	\$126,530		\$126,530	\$67,350	\$18.00

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$139,180	\$139,180	\$139,180	\$139,180
Portability	0	0	0	0
Assessed/SOH	\$81,480	\$139,180	\$81,480	\$81,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$81,480	\$139,180	\$81,480	\$81,480
Taxable	0	0	0	0

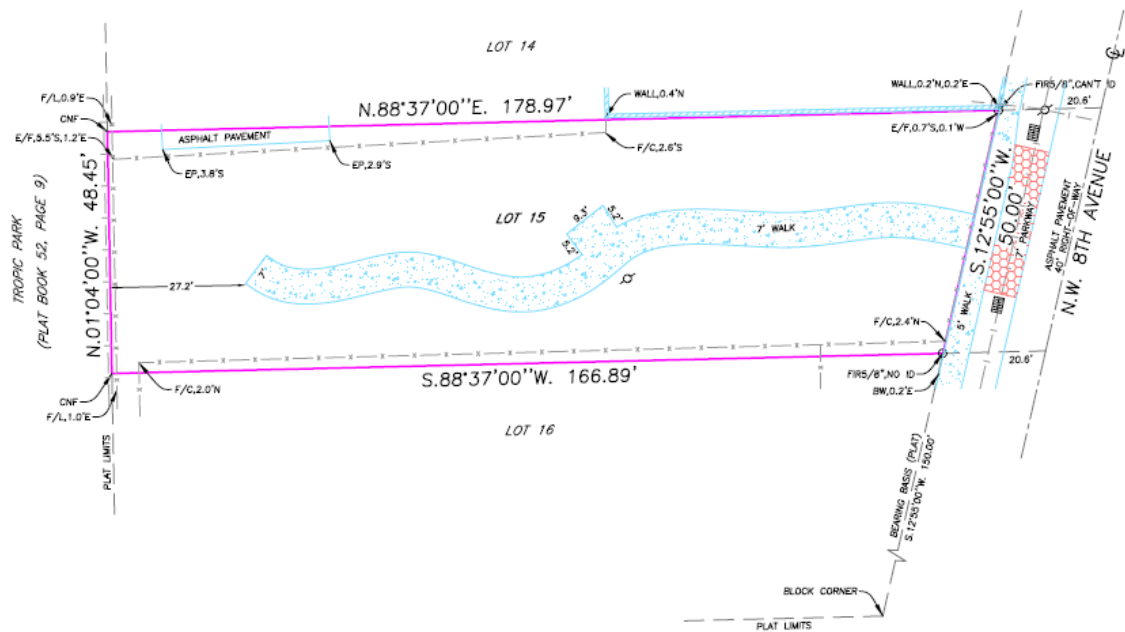
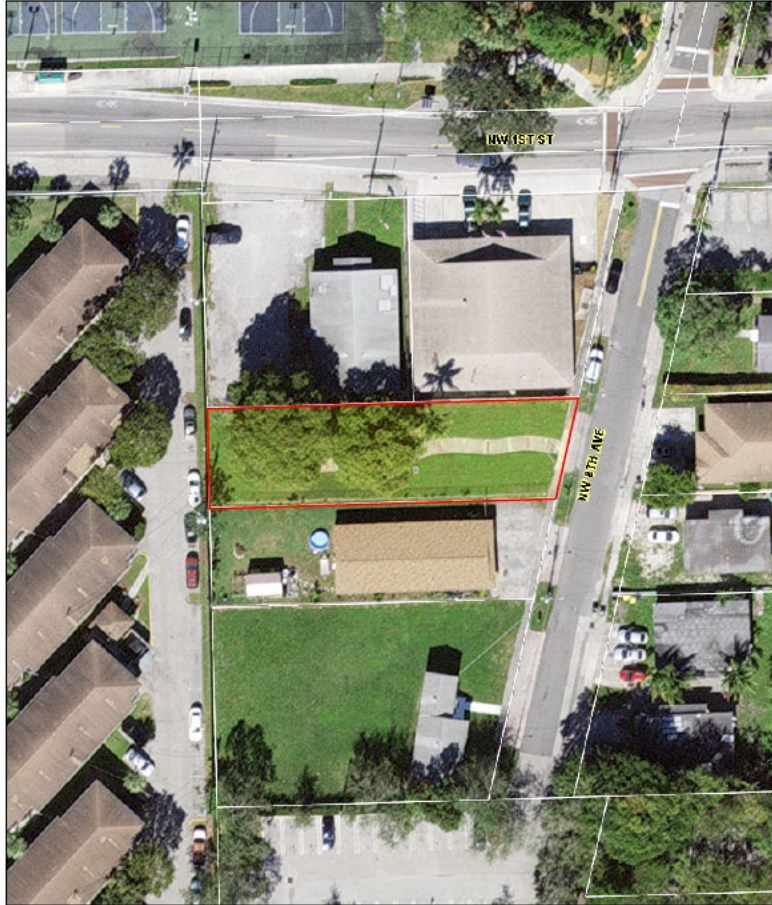
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2019	QCD-T	\$100	115961685	\$16.50	8,435	SF
11/15/2002	WD	\$11,000	34150 / 957			
7/19/2002	D	\$6,500	33510 / 571			
11/6/2001	SWD	\$100	32900 / 1110			
11/19/2001	CET	\$100	32406 / 862			
				Adj. Bldg. S.F.		

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

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234230130	56 NW 8 Ave	60	90	NBHO - Res	8,435	50/49	167/179

Property Id: 504234230130

**Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
514203340580	701 SW 12 Ave	60	90	NBHO - Res	5,000	50.0	100.0

Site Address	701 SW 12 AVENUE, DANIA BEACH FL 33004	ID #	5142 03 34 0580
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80-02
Abbr Legal Description	COLLEGE TRACT 19-9 B LOT 4 BLK 5		

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\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$110,000		\$110,000	\$73,200	
2024	\$110,000		\$110,000	\$66,550	\$780.00
2023	\$110,000		\$110,000	\$60,500	\$390.00

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$110,000	\$110,000	\$110,000	\$110,000
Portability	0	0	0	0
Assessed/SOH	\$73,200	\$110,000	\$73,200	\$73,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$73,200	\$110,000	\$73,200	\$73,200
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
7/15/2019	QCD-T	\$100	115961721
8/10/2017	WD-D	\$260,000	114581259
4/15/1997	DRR		26540 / 964
4/15/1997	QCD	\$100	26381 / 963

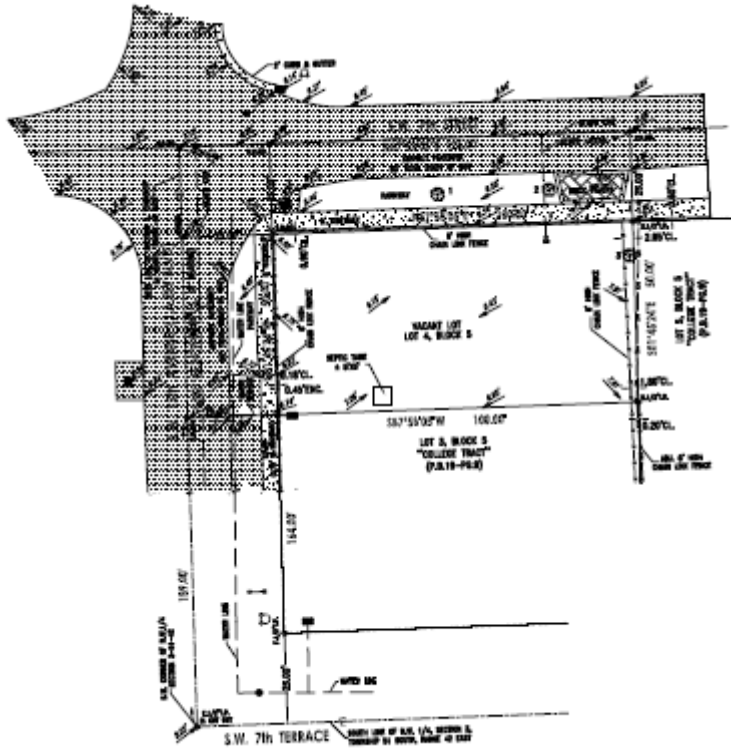
Land Calculations

Price	Factor	Type
\$22.00	5,000	SF
Adj. Bldg. S.F.		

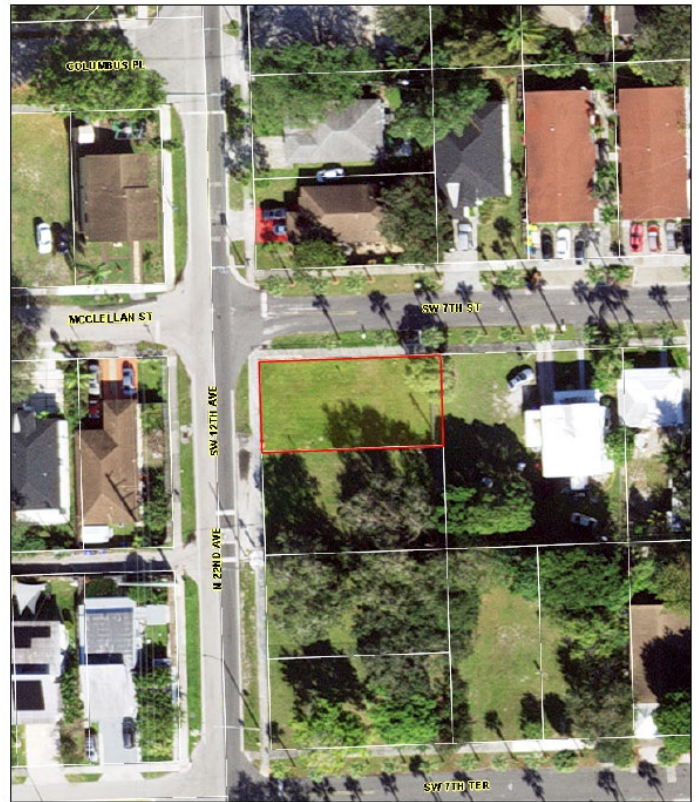
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
L								
1						6.5		

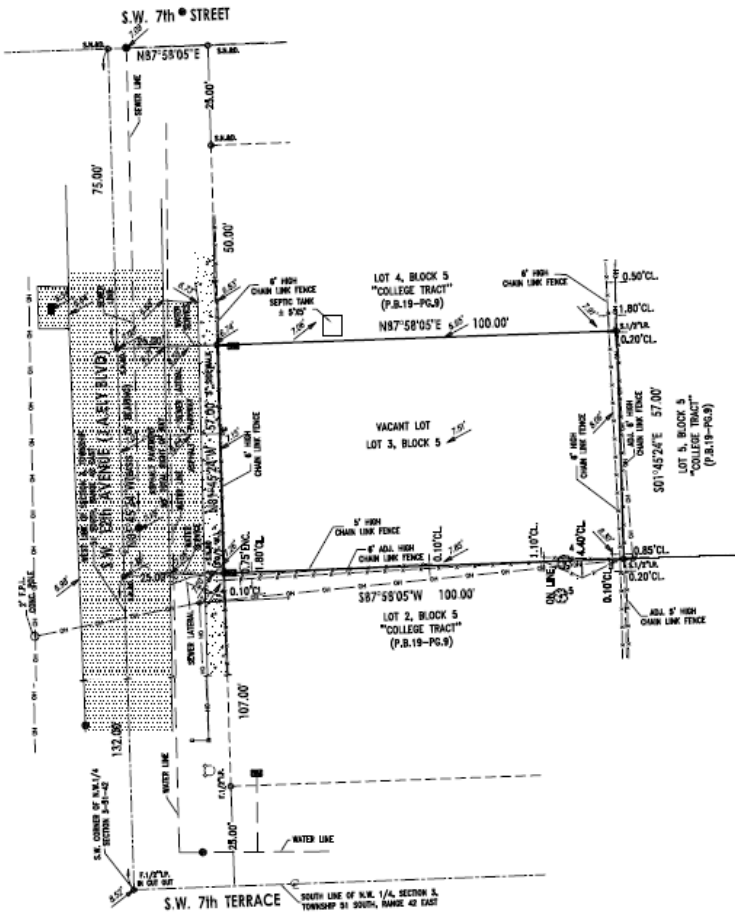
Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
514203340580	701 SW 12 Ave	60	90	NBHO - Res	5,000	50.0	100.0



Property Id: 514203340580 **Please see map disclaimer

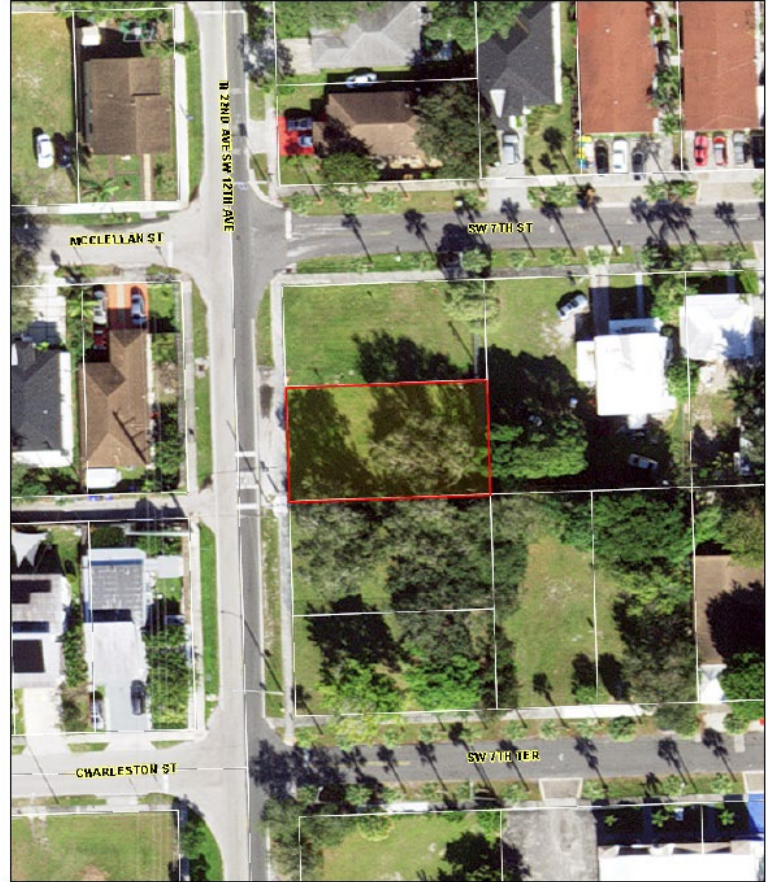


Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
514203340570	705 SW 12 Ave	60	90	NBHO - Res	5,700	57.0	100.0



Property Id: 514203340570

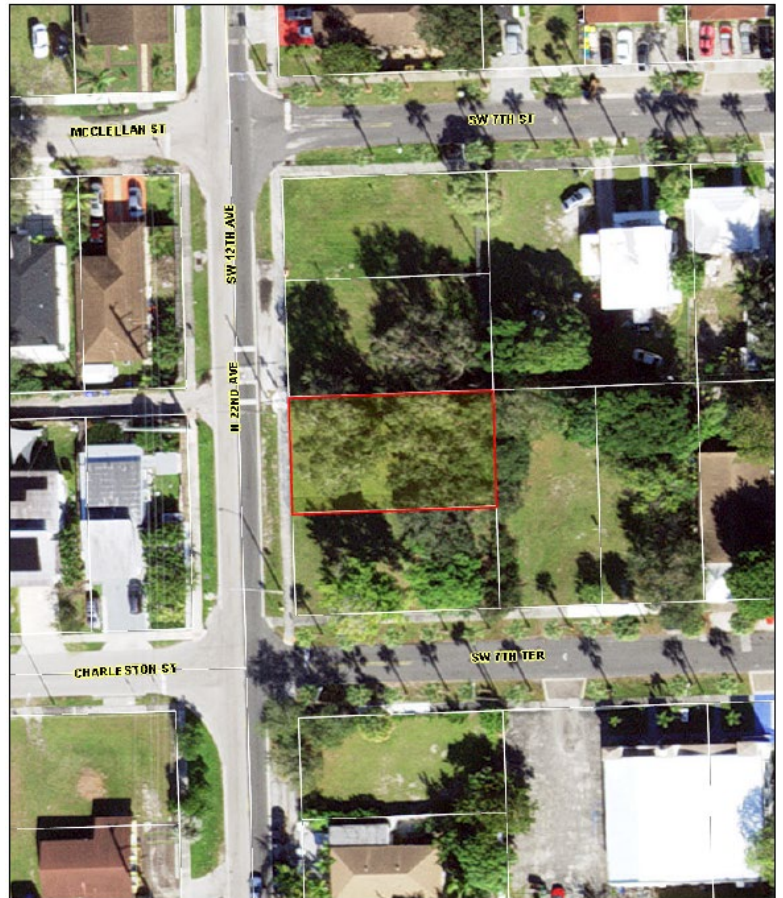
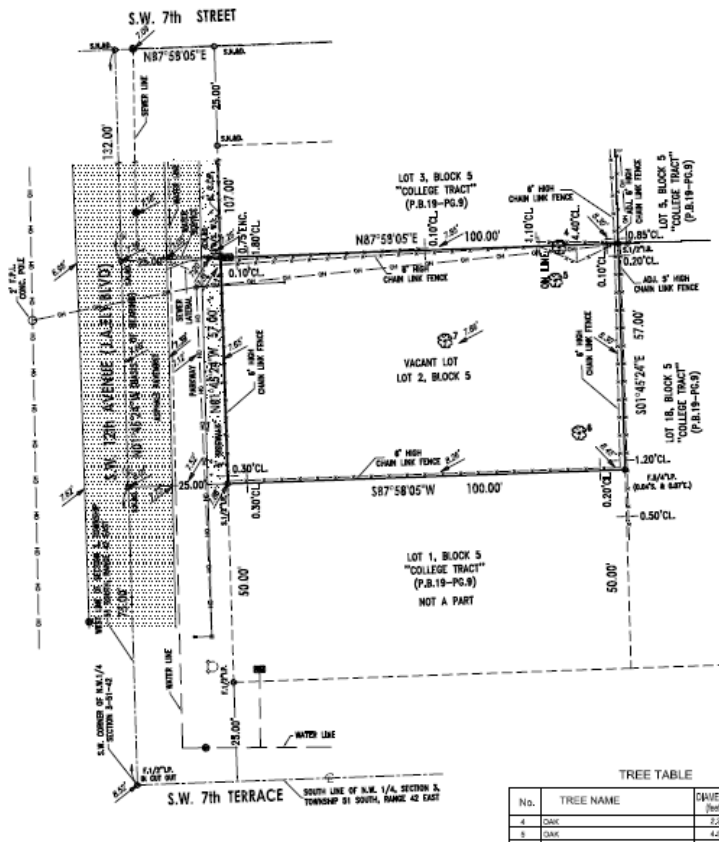
**Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
514203340560	711 SW 12 Ave	60	90	NBHO - Res	5,700	57.0	100.0

Property Id: 514203340560

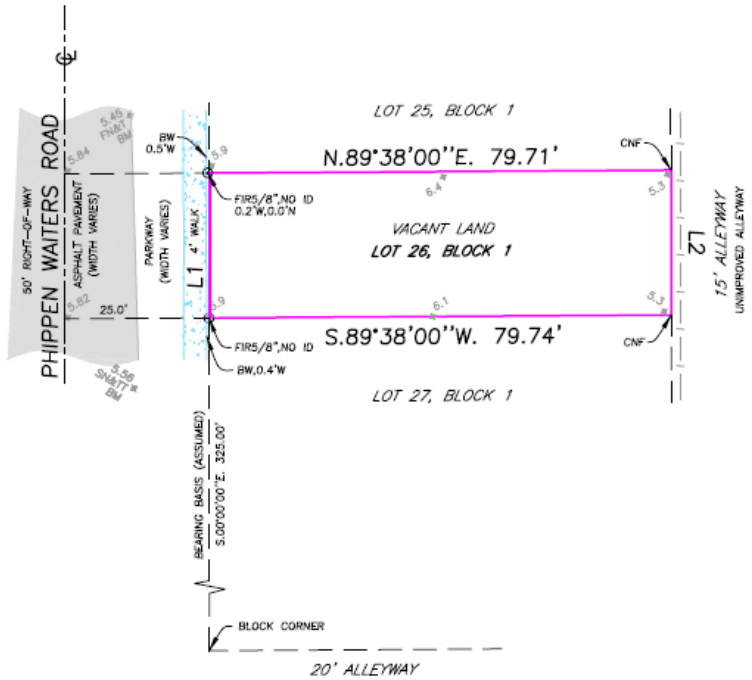
**Please see map disclaimer



TREE TABLE

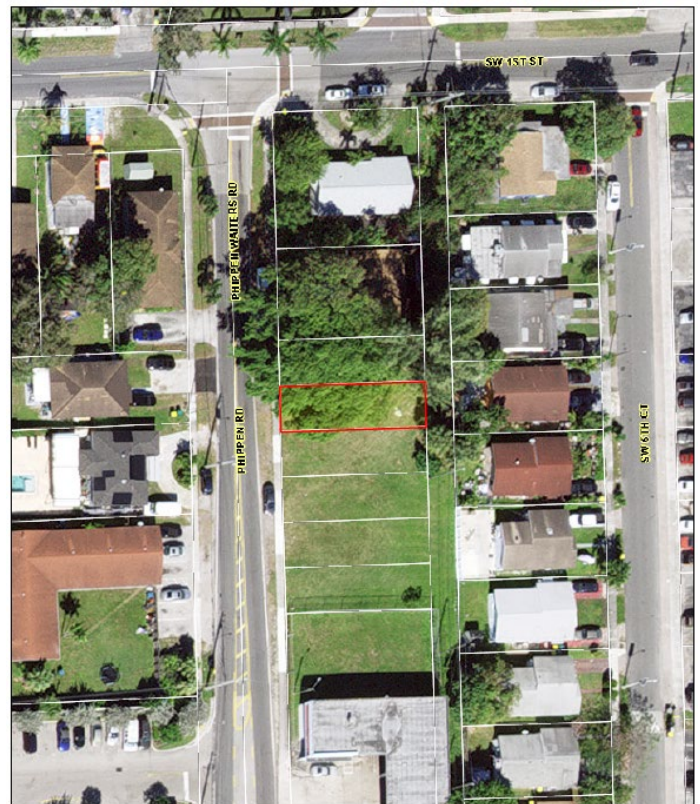
No.	TREE NAME	DATE
4	OAK	12
5	OAK	4.0

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300210	117 Phippen Waiters Rd	60	90	NBHO - Res	1,993	25.0	79.7



Property Id: 504234300210

**Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300220	119 Phippen Waiters Rd	60	90	NBHO - Res	1,994	25.0	79.8

Site Address	119 PHIPPEN WAITERS ROAD, DANIA BEACH FL 33004	ID #	5042 34 30 0220
Property Owner	DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80-01

Abbr Legal Description	PARADISE MANOR 32-31 B LOT 27 BLK 1
-------------------------------	-------------------------------------

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

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$32,900		\$32,900	\$14,100	
2024	\$32,900		\$32,900	\$12,820	\$12.00
2023	\$29,910		\$29,910	\$11,660	\$6.00

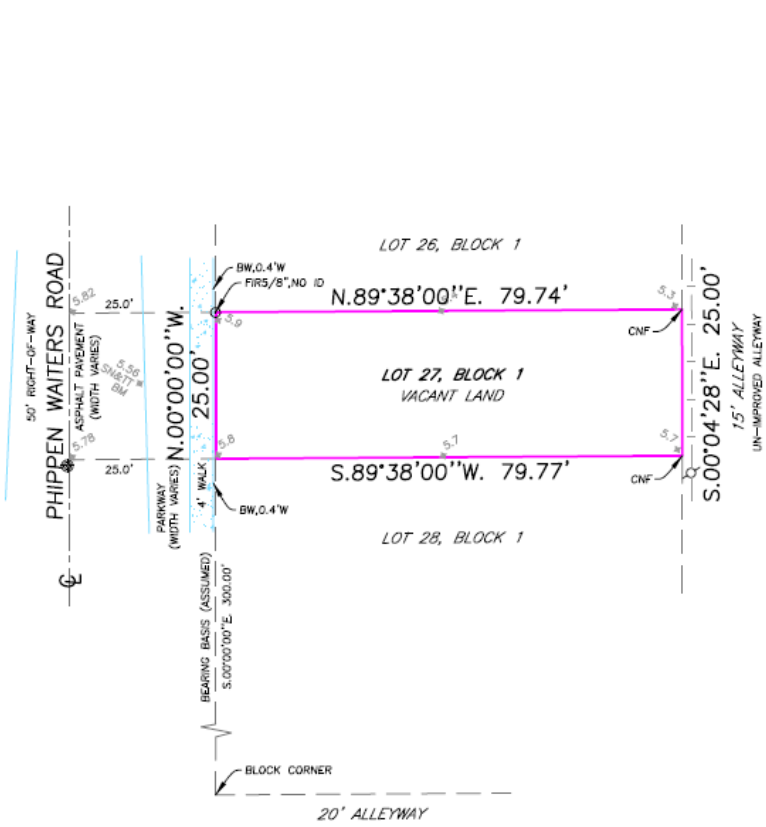
2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$32,900	\$32,900	\$32,900	\$32,900
Portability	0	0	0	0
Assessed/SOH	\$14,100	\$32,900	\$14,100	\$14,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$14,100	\$32,900	\$14,100	\$14,100
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/31/2019	QCD-T	\$100	115605798	\$16.50	1,994	SF
10/6/2011	CE*-D	\$600	48279 / 723			
8/10/2005	QCD	\$100	40422 / 1075			
2/9/2005	TXD	\$5,500	39072 / 974			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300220	119 Phippen Waiters Rd	60	90	NBHO - Res	1,994	25.0	79.8



Property Id: 504234300220

**Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300230	121 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8

Site Address	121 PHIPPEN WAITERS ROAD, DANIA BEACH FL 33004	ID #	5042 34 30 0230
Property Owner	DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80-01

Abbr Legal Description	PARADISE MANOR 32-31 B LOT 28 BLK 1
-------------------------------	-------------------------------------

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

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$32,920		\$32,920	\$19,250	
2024	\$32,920		\$32,920	\$17,500	\$12.00
2023	\$29,930		\$29,930	\$15,910	\$6.00

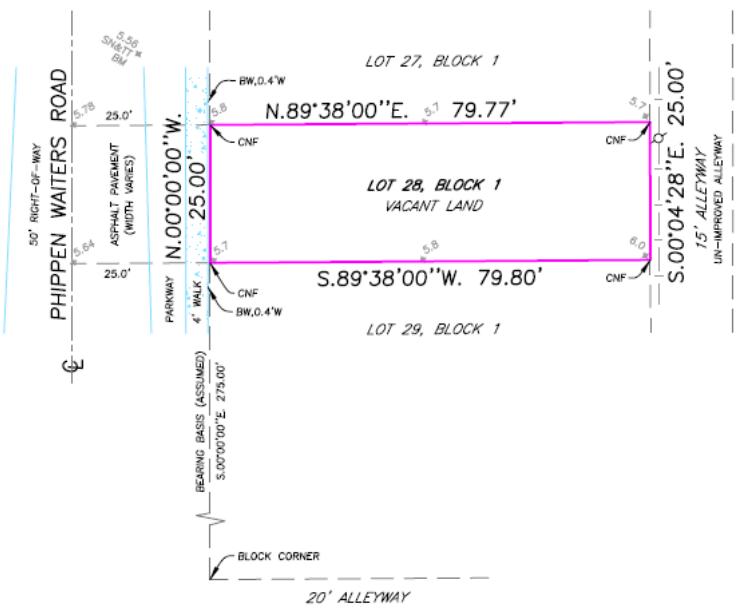
2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$32,920	\$32,920	\$32,920	\$32,920
Portability	0	0	0	0
Assessed/SOH	\$19,250	\$32,920	\$19,250	\$19,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$19,250	\$32,920	\$19,250	\$19,250
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/31/2019	QCD-T	\$100	115605476	\$16.50	1,995	SF
9/20/2016	QCD-T		113946840			
11/1/2002	TXD		34067 / 203			
7/28/1983	QC*	\$100	11034 / 208			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300230	121 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8



Property Id: 504234300230 **Please see map disclaimer



Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300240	123 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8

Site Address	123 PHIPPEN WAITERS ROAD, DANIA BEACH FL 33004	ID #	5042 34 30 0240
Property Owner	DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80-01

Abbr Legal Description	PARADISE MANOR 32-31 B LOT 29 BLK 1
-------------------------------	-------------------------------------

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

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$32,920		\$32,920	\$19,250	
2024	\$32,920		\$32,920	\$17,500	\$12.00
2023	\$29,930		\$29,930	\$15,910	\$6.00

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$32,920	\$32,920	\$32,920	\$32,920
Portability	0	0	0	0
Assessed/SOH	\$19,250	\$32,920	\$19,250	\$19,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$19,250	\$32,920	\$19,250	\$19,250
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/31/2019	QCD-T	\$100	115605912	\$16.50	1,995	SF
9/20/2016	QCD-T		113946841			
11/1/2002	TXD		34067 / 204			
7/28/1983	QC*	\$100	11034 / 208			
				Adj. Bldg. S.F.		

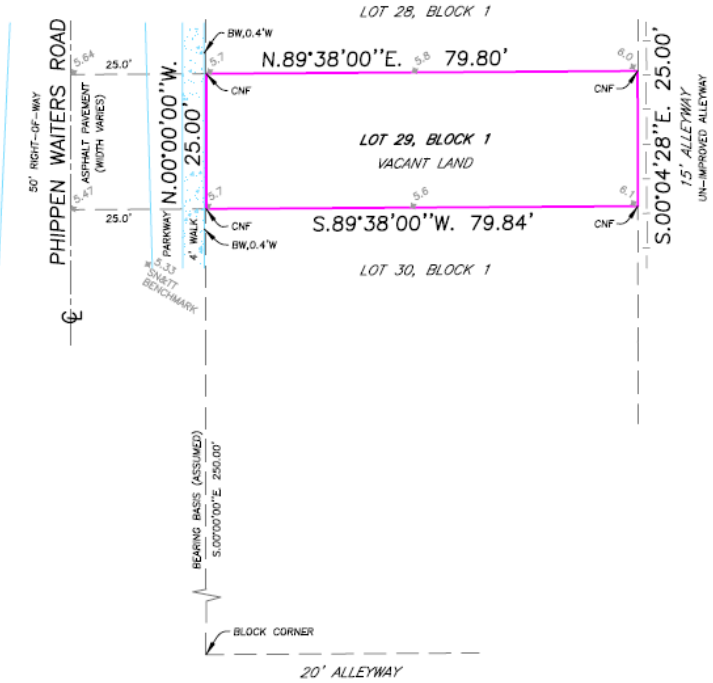
* Denotes Multi-Parcel Sale (See Deed)

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

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504234300240	123 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8

Property Id: 504234300240

**Please see map disclaimer





CRA PROPERTIES DISCUSSION AND OVERVIEW

Presented By

Executive Director Candido Sosa-Cruz

Dania Beach Community Development Agency

CRA-OWNED PROPERTIES

The following parcels are currently owned by the Dania Beach CRA. Land area calculations are based on BCPA folio sheets and surveys. Total combined site area across all parcels is **55,101 square feet**.

Parcel ID	Property Address	Req Width (ft)	Req Depth (ft)	Zoning	Site Area (sf)	Site Depth (ft)
504233150060	NW 14 Way	60	90	NBHO-Res	4,900	70.0
504234011190	NW 17 4 Ave	60	100	City Center (MU)	4,421	108.2
504234060260	524 NW 3 Ter	60	90	NBHO-Res	3,750	100.0
504234060640	Old Griffin Rd	60	90	NBHO-Res	4,231	100/103
504234230130	56 NW 8 Ave	60	90	NBHO-Res	8,435	167/179
514203340580	701 SW 12 Ave	60	90	NBHO-Res	5,000	100.0
514203340570	705 SW 12 Ave	60	90	NBHO-Res	5,700	100.0
514203340560	711 SW 12 Ave	60	90	NBHO-Res	5,700	100.0
504234300200	115 Phippen Waiters Rd	50	100	NBHD-MU	1,992	79.7
504234300210	117 Phippen Waiters Rd	50	100	NBHD-MU	1,993	79.7
504234300220	119 Phippen Waiters Rd	50	100	NBHD-MU	1,995	79.8
504234300230	121 Phippen Waiters Rd	50	100	NBHD-MU	1,995	79.8
504234300240	123 Phippen Waiters Rd	50	100	NBHD-MU	1,996	79.8
504234300250	125 Phippen Waiters Rd	50	100	NBHD-MU	1,996	79.8

SW 12TH AVENUE CLUSTER



THREE LOTS – 701, 705 & 711 SW 12 AVE

Three contiguous residential parcels zoned Neighborhood Residential (**NBHD-RES**), allowing single family, duplex, or multi-family located along SW 12th Avenue.

Combined area: **16,400 sf** — suitable for residential infill development of single-family homes.

701 SW 12 Ave
Site Area: 5,000 sf

705 SW 12 Ave
Site Area: 5,700 sf

711 SW 12 Ave
Site Area: 5,700 sf

PHIPPEN WAITERS ROAD CLUSTER

SIX LOTS – PHIPPEN WAITERS ROAD

Three parcels (115/117/119) zoned Neighborhood Residential * (**NBHD-RES***), allowing single family, duplex, or multi-family.

Three (3) parcels (121/123/125) zoned Neighborhood Mixed-Use (**NBHD-MU**), allowing commercial and residential. Combined area: **6,000 sf** — mixed-use redevelopment potential.



115 Phippen Waiters Rd
Site Area: 1,992 sf

117 Phippen Waiters Rd
Site Area: 1,993 sf

119 Phippen Waiters Rd
Site Area: 1,995 sf

121 Phippen Waiters Rd
Site Area: 1,995 sf

123 Phippen Waiters Rd
Site Area: 1,996 sf

125 Phippen Waiters Rd
Site Area: 1,996 sf



NEXT STEPS

The CRA is positioned to move forward with the disposition of these properties through a structured, transparent process.



Adopt a Resolution

Bring back a formal Resolution removing the covenant on the SW 12 Ave Cluster (Smith Store Properties)



Issue a Letter of Interest

Post Letter of Interest (LOI) to solicit qualified developers and market the properties competitively.



Select Proposed Project

Evaluate submissions and select a development partner aligned with CRA redevelopment goals.

Questions? The CRA Executive Director welcomes comments and discussion from the Board and stakeholders.



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, MARCH 10, 2026 – 6:00 P.M.

1. Call to Order/Roll Call

Chair Davis called the meeting to order at 6:00 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:	Candido Sosa-Cruz
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

3.1 Administrative Report

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

- Recognition to new CRA staff
- Dania Beach Chamber of Commerce – Jumbo Chamber Expo
- Actively visiting new businesses
- Corridor walkthroughs
- Downtown storefront vacancy inventory
- Rebuilding Together Update
- PATCH operations, performance and event updates
- Upcoming RMA Workshop meeting on March 12th
- United Way Broward’s Mayor’s Gala on April 25th
- Port Everglades Association Annual Briefing on June 5th

4. Presentations

4.1 Foreign-Trade Zone No. 25 by Krystal Permanan, Sr. Manager Business Development, Port Everglades

Krystal Permanan explained how Broward County's Foreign Trade Zone (FTZ) 25 helps local businesses save money and stay competitive by reducing or eliminating import/export duties. She highlighted how companies can improve cash flow, avoid upfront costs, and benefit from flexible locations anywhere in the county and not just near the port.

Ms. Permanan answered any questions from the Board.

5. Consent Agenda

5.1 Minutes: February 10, 2026 CRA Board Meeting Minutes

5.2 Travel Requests: None.

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

6. Proposals and Bids

None.

7. Discussion and Possible Action

None.

8. Information Items

8.1 Dania Beach Wine & Seafood Festival

8.2 Jumbo Networker & Business Expo Flyer

Flyers were provided to the Board for informational purposes.

9. Board Member Comments

Commissioner Lewellen stated that she is looking forward to the workshop meeting and the wine and seafood festival.

Commissioner Rimoli had nothing to report.

Commissioner Ryan thanked Ms. Permanan for her presentation.

Vice Chair Salvino had nothing to report.

Chair Davis thanked Ms. Permanan for her presentation.

10. Adjournment

Chair Davis adjourned the meeting at 6:34 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

JOYCE L. DAVIS
CHAIR – CRA

DRAFT

Your Store Window to the World

What does your store window say about what is behind the glass? You can use your store window to catch the gaze of passersby so they are led inside. To do this, provide a sample of what is inside in a way that solicits but doesn't overwhelm the eye. Display items that are organized and colorful. If you have a store window, use it, even if yours is a service business. Want help dressing your store window? Contact the CRA.



- Wash your store window every few days.
- Tell your message with product, not signage.
- Add color and new themes each month.

You are In the Zone

Downtown Dania Beach is a **Foreign Trade Zone**. That means goods/ components may be stored, manipulated, manufactured, or re-exported by designated businesses without being subject to customs duties or other ad valorem taxes until they enter US commerce. If your business imports or exports goods from other countries, you also may qualify for streamlined customs processing. For more information, go to the CRA website, daniabeachcra.org/incentives/FTZ-Pub.

Could You Use \$5000?

The Broward County Office of Economic and Small Business Development is providing grants of up to \$5000 to businesses through its Small Business Micro-Grant Pilot Program. Applicants can request \$5000 or \$2500 in reimbursable funds for expenses paid within 180 days prior to application. For details, go to <https://www.broward.org/EconDev/Pages/small-business-micro-grant.aspx>.



Promote Your Business

The CRA has procured a table for the joint Chambers of Commerce Jumbo Expo on April 29. If you would like to offer coupons or items from your business for a drawing at the table contact the CRA. To procure your own table or get event details, contact daniabeachchamber.org

GOT MEETING SPACE?

The CRA is developing a directory of meeting spaces to market to large groups seeking space to hold meetings, conferences, and other events. If you offer space within your establishment for groups of 20 or more, contact the CRA with details.

BE ON THE LIST!!!

To get this newsletter and other pertinent CRA information electronically, call or email the CRA directly (see below). Please include your name, title, business, email address, and phone number. Follow us on Instagram, (@daniabeachcra).

The Dania Beach Community Redevelopment Agency supports existing small businesses and attracts new targeted industries to retain and expand employment. Daniabeachcra.org, 954.924.6801, cra@daniabeachfl.gov.



RECEIVE UP TO \$25,000* for your STOREFRONT MAKEOVER

Commercial Property Improvement Grant

Go from neighborhood staple to branded landmark business with up to **\$25,000*** in matching grant funds for the following:

- Facade Improvements
- Exterior Painting / Repair
- Landscaping
- Parking Lot Improvements
- Impact Windows
- Signage and Awnings

*Restrictions apply.



After



Before

INFO & APPLICATION

DaniaBeachCRA.org/incentives

954.924.6801

info@DaniaBeachCRA.org



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



DANIA BEACH ARBOR DAY TREE GIVEAWAY

Celebrate Arbor Day with us!
Participate in our City's green initiative by
receiving a complimentary Florida
native Crape Myrtle (flowering)
or Oak (shade) tree.

One tree per vehicle while supplies last.

**THURSDAY
APRIL 23**

4:00 TO 6:00 PM

**FRONTON
BLVD.**

NEXT TO FROST PARK

JUMBO NETWORKER & BUSINESS EXPO

WED. APRIL 29, 2026 • 5PM - 8PM

✓ 80 Exhibitors ✓ 500+ Attendees ✓ Network & Expo

DESIGN CENTER OF THE AMERICAS

DCOTA | 1855 GRIFFIN ROAD, DANIA BEACH 33004
FREE PARKING & ADMISSION FOR BUSINESS GUESTS

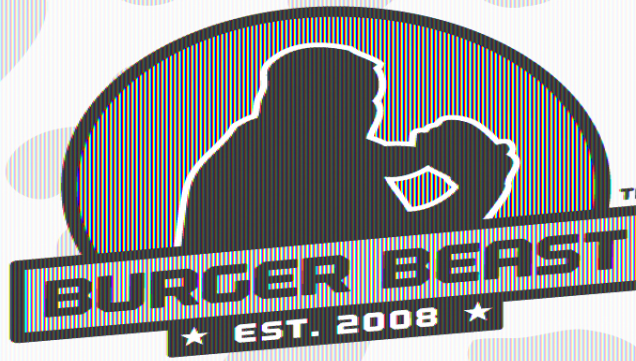
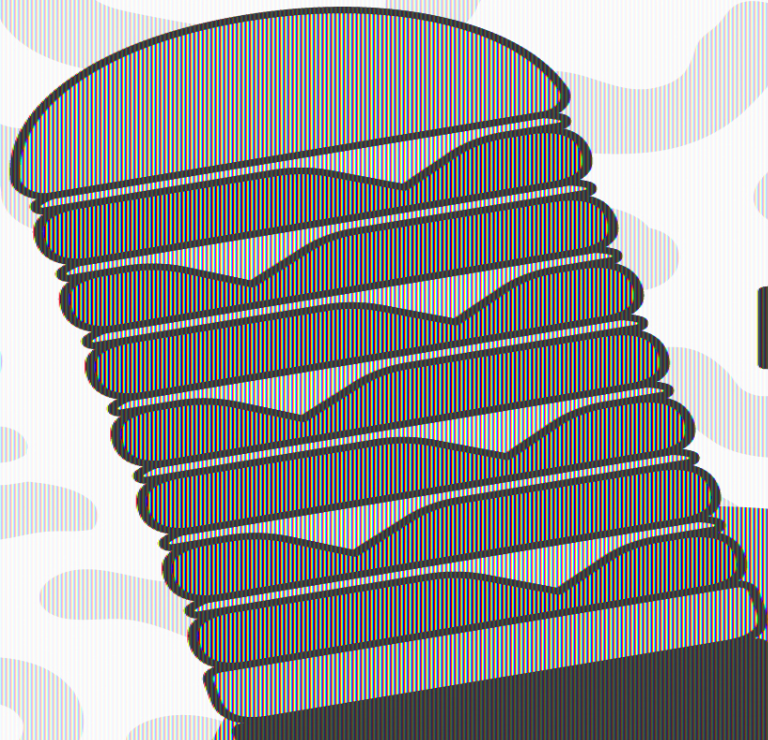


GET AN EXPO BOOTH.

MEMBERS: \$300 • NON-MEMBERS: \$400

DOOR PRIZE • TWO-NIGHT STAY AT LE MERIDIEN HOTEL (VALUE: \$800)





HAMBURGERHOUSE PARTY 2026

**MAY
2ND**
3-6 PM



MAD Yo
at MAD Arts
Dania Be

Benefit
Ronald McDon
Charitie



Sponsored by:

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

HAMBURGERHOUSE