



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

The
First
At Dania Beach

DEVELOPMENT SITE

100 W DANIA BEACH BOULEVARD DANIA BEACH, FL 33004

OFFERING MEMORANDUM





DANIA BEACH
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TABLE OF

CONTENTS

THE OFFERING 04

INVESTMENT SUMMARY 06

PUBLIC PRIVATE PARTNERSHIP 08

SUBMITTAL REQUIREMENTS 12

EVALUATION CRITERIA 15

MARKET DRIVERS 16

MAPS 22



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PAGE 3

THE OFFERING

Redevelopment Summary for Public Private Partnership Offering

Colliers International, on behalf of the City of Dania Beach and the Community Redevelopment Agency (the City), is pleased to present the opportunity to re-develop the approximately six and one half (6.5) acres City Center Site. The City is willing to contribute the site as part of an overall Public Private Partnership (“P3”) plan. The Site was recently appraised at \$12,310,000. The site currently consists of the existing City Hall Building of approximately 29,000 SF together with a 440 space parking structure that is able to be expanded to 660 spaces by adding two floors. The City is seeking to create a new City Hall and commercial complex as part of an overall vision to stimulate development in the City’s “Urban Core”.

In addition to the existing City Hall, which would be demolished as part of the plan, and rebuilt on the site, the property houses an existing fire station, and two small historic buildings, all of which the City believes can be relocated to other City owned property leaving the majority of the site available for a complete redevelopment. The existing parking structure can be utilized to serve the new City Center development. The County Library can stay as-is or be rebuilt on site as part of a government campus.

The City Center site is located a block west of the intersection of Dania Beach Boulevard and Federal Hwy (US1). The City is seeking proposals for a “Re-imagined City Center” by qualified developer(s). The intent of the City is to encourage private developers to use their entrepreneurial skills and financial resources to design and construct a variety of needed housing, retail, restaurant, and entertainment venues and possible office space. The City believes that a new City Center would create and stimulate a broader redevelopment of the entire “Downtown” Area and contribute to the Renaissance of Dania Beach. Under the City’s current City Center (CC) zoning regulations, using all available performance-based density bonuses and a maximum allowable building height of 14 stories, and leaving the existing parking structure in place, the site could technically accommodate approximately 1.4 Million square feet of new building space. This could allow a maximum residential development density of over 950 units to be designed and built in phases.

A new City Center Redevelopment should:

- 1) Jumpstart and stimulate redevelopment of the City’s Urban Core.
- 2) Provide an open canvas to developers for a multi-year phased development plan.
- 3) Significantly advance the City’s image and brand identity with a focus on sustainability.
- 4) Advance the City’s region-wide competitive position.
- 5) Address broader community and economic development needs and cultivate art and culture.

The First At Dania Beach

PROJECT SITE



INVESTMENT SUMMARY

Investment Summary:



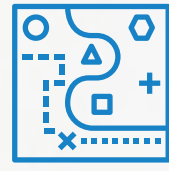
Address:
100 W Dania
Beach Blvd



Property Type:
Mixed-Use
Redevelopment



Land SF:
279,792
(6.42 ac)



Folios:
504234620020
504234013080
504234620010



Traffic Count:
Federal Hwy-
42,000
Daily



Zoning:
CC
Dania Beach

Investment Highlights:

- Once in a generation opportunity to redevelop one of South Florida's last remaining undeveloped Urban Cores with potential of various types of residential products, office, retail, hospitality, entertainment, and public space
- No large upfront land acquisition cost
- Ability for developers to phase construction
- Possibility of tax incentives during and/or after development
- Proximity to all of South Florida (FLL-Airport, Port Everglades, I-95, I-595, US1), and Miami minutes away
- Population growth of 8.1% since 2010, higher than the national average with millennials being the fastest growing population in Dania Beach, growing at 2.7 times the national average
- Less than a mile to [Dania Pointe](#), a newly built, 2.5M SF transformational retail, office, hospitality and residential development
- Potential future Tri-Rail Coastal Link train which will stop virtually at the property, one of 25 future stops between Downtown Miami and Jupiter. <http://www.tri-railcoastallink.com>



Destinations	Distance
Dania Pointe	.65 Miles
FLL Airport	1.8 Miles
Beach	2.1 Miles
Port Everglades	3.5 Miles
Downtown FTL	5.3 Miles
Miami	19 Miles

PUBLIC PRIVATE PARTNERSHIP

-Minimum Requirements-



Example of conceptual rendering

New City Hall Facility

The Project shall include replacement of the existing City Hall structure by construction and immediate or subsequent conveyance to the City of a new City Services building consisting of no less than 30,000 square feet, as an embedded or standalone structure on the City Center site, or off the City Center site. The new City Hall building shall accommodate City administrative and public safety uses and be energy efficient with consideration to coastal development and sea-level rise.



Example of conceptual rendering

Park/Green Space

The Project shall include an appropriately sized on-site urban park, public plaza component or both that can be used as a gathering space for community events. The Project should include passive public open spaces as well as an internal access system for pedestrians and vehicles to promote connectivity.

-Minimum Requirements-



City Parking Garage

The existing garage consists of 440 parking spaces on four floors. There are currently 88 parking spaces available in the City parking garage to meet future development needs. 250 of the spaces are dedicated for use by City Hall and the Public Library with an additional 100 spaces are reserved for use by newly built nearby hotels. There is an opportunity to add an additional two floors of parking to the existing parking garage, adding 220 spaces.



County/Paul Demaio Library

The library presently contains approximately 10,000 square feet and is located in the northeast corner of the City Center Site. The project shall include access to the existing library or provide a new library.

-Minimum Requirements-



Fire Station

The Fire Station is located on the north side of Dania Beach Blvd at 116 W. Dania Beach Blvd. The current fire station is approximately 8,500 SF. The Fire Station may be relocated to other City-owned land or incorporated into the new City Center campus.



Remaining Land

The remaining land is available for the Developer to activate the site with office, residential, retail, Transit Oriented Development and other mixed-use opportunities. Among other elements, the development may promote an eco-village concept and may include a combination of co-working space, micro and mixed-income housing, micro retail and art-related spaces.

Women's Club

Located at 117 NW 1 Avenue. The City of Dania Beach designated this structure as a historic property in 2000 by Ordinance Number 2000-038. It can be relocated to another City-owned site.

Chamber of Commerce

Located at 101 W. Dania Beach Blvd. The Nyberg-Swanson House was built circa 1912, listed in the National Register of Historic Places in 1999. It can be relocated to another City-owned site. Current tenants may be incorporated into new City Hall.

Fire Prevention Office

Current tenants will be incorporated into new City Hall.



SUBMITTAL REQUIREMENTS

Each submittal shall include the following:

Company Profile and Background Information

Firm Information - Please include:

- 1) Firm name, address, telephone and email.
- 2) Ownership/organization structure.
- 3) Parent company (if applicable).
- 4) Officers and principals.
- 5) Description of key personnel, including: principal in charge, project manager and all other key personnel who will be assigned to the Project.
- 6) Corporate approval process.

Provide an organization chart and development team structure identifying all individuals and entities who the Developer is proposing to have as participants in the proposed Project.

Qualifications, Experience, References and Comparable Projects

- 1) Indicate the firm's number of years of experience in providing the professional services as it relates to the work contemplated.
- 2) Provide details of past projects with summary descriptions. Descriptions should include at minimum: scope of services provided, contract period and duration, status of project, development program, project descriptions, and financing sources, if available.
- 3) Provide two (2) references.

P3 Structure

Provide the following information with as much detail as

Each submittal shall include the following:

Provide the following information with as much detail as possible:

- 1) Developer should describe the proposed terms for lease of the City Center Site (up to 99-year term), including any other considerations or aspects that affect the proposed development pro forma.
- 2) The City's property was appraised at \$12,310,000. Describe the proposer's desired financial structure.
- 3) For Developers proposing Projects that include requesting development or tax incentives, including any Project requesting public assistance or the lease of real estate below market value, provide a draft development pro forma to validate the financial feasibility or financial funding gaps of the Project.
- 4) Describe any tenant improvement allowance for City Hall requirement and parking requirements for City Hall.

Conceptual Plan and Development Timeline

- 1) Conceptual site plan and renderings of the proposed Project;
- 2) Description of the proposed Project including unique features and opportunities;
- 3) The identification of mix of uses, types of tenants, or any combination of uses;
- 4) Any other ideas or new concepts for the Project;
- 5) Provide an anticipated timeline for initial due diligence;

planning and project development and project pro forma and financing strategy. (Include a list of additional information that would be helpful in expediting the due diligence process.)

- 6) All existing facilities need to remain operational during construction, however, they do not necessarily need to be operational onsite, or in current facilities. The City and the Fire Department could potentially work out of temporary structures if developer so desires. Provide clarification on plans for how City/ County's ongoing operations continue during site development.
- 7) Provide description of any plans to incorporate neighboring properties.

Financial Capability

All Developers shall submit information supporting their financial ability to develop the City Center Site in accordance with terms of this offering.

- 1) The Developer must demonstrate its ability to execute its proposed project by providing the following information to demonstrate the Developer's financial capabilities:
 - Provide proof of funds and/or demonstrate ability of development firm to execute the proposed development plan.
- 2) Identify any additional or unique resources, capabilities or assets which the Developer would bring to this Project, if applicable.
- 3) Financial ability of the Developer to execute 99-year lease of the City Center Site and complete the Project.
- 4) The Developer must provide an estimate of the private equity required and the estimated request for City and CRA participation in the Project (i.e. land, capital improvements, etc.).

- 5) Provide two (2) bank references, including contact persons and telephone numbers.
- 6) Ability to put forth a to be agreed upon construction bond dollar amount until completion of project.

Other Documentation, Deposit and Required Forms

- 1) Deposit Required. The Developer must enclose with their submittal a check in the amount of \$25,000 USD payable to the "City of Dania Beach" as a deposit. Developers not selected and ranked for possible negotiation will have their deposits returned within 30 days of the ranking. Developers selected and ranked for possible negotiation who are not ultimately selected to negotiate with the CRA shall have their deposits returned within 30 days of governing body approval of the contract award. For the selected Developer, the CRA has the right to expend any or all of the Developer's deposit to reimburse the CRA for legal fees and other consulting fees incurred during the negotiation and contracting period.

Brokerage Requirement

Colliers shall receive a fee equal to four percent (4%) of the City's appraised land value upon execution of a development/ lease agreement with the City of Dania Beach. Payable by the developer/lessee. If there is a co-broker involved in the transaction, the developer/lessee is responsible for additional compensation.

Cone of Silence

1) There shall be no communication related to this RFP between Proposer, including any lobbyist of any other person on behalf of Proposer, and any member of the City Commission, or any member of the Selection Committee of Protest Committee (starting from the appointment of that protest committee member), if any.

2) The Cone of Silence shall not apply to written or oral communications with legal counsel for the City.

3) This section shall not prohibit any person from: - Making public presentations to the Selection Committee or Protest Committee, or to the City Commission, during any public meeting related to this RFP; -Engaging in contract negotiations at a meeting of the Selection Committee, or with the City Commission during a public meeting; or

4) Communicating in writing with the person designated in this RFP as the contact person for clarification or information related to this RFP. The written communication, including any response to it, shall be provided to any proposer who or which has submitted a proposal.

5) A Cone of Silence shall begin when the RFP is first publicly noticed, and shall terminate upon execution of the agreement, a decision by the City Commission to reject all proposals, or the taking of other action that ends this RFP solicitation.

6) Any action in violation of this section may be cause for disqualification of a violation or disqualification shall be made by the City Commission.

Project Contact

Any questions should be directed to:
Brooke Berkowitz
Brooke.berkowitz@colliers.com
(954) 652-4633

Any additional information on the project can be found in the: [Dropbox Folder](#)

Project Schedule

Non Mandatory Pre-Bid Conference

A pre-bid conference will be held on Thursday, May 2, 2019 at 2pm at 100 W Dania Beach Boulevard.

Please RSVP to brooke.berkowitz@colliers.com if you plan to attend.

Deadline for Questions

Thursday May 9, 2019

Responses to Questions

Thursday May 16, 2019

Call for Offers

The submission deadline for this offering is Thursday, May 30, 2019 by 2:00 pm

Submittals must be submitted to

Thomas L. Schneider, CMC, City Clerk
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Submittal must include eight (8) copies and one (1) electronic copy.

EVALUATION CRITERIA

Proposals will be ranked on the Evaluation Criteria listed below

The criteria are itemized with their respective weights for a maximum total of 100 points. A Developer may receive the maximum points, a portion of this score, or no points at all, as determined by the Committee members.

Firm Experience/Team:	20
Similar Past Projects:	10
Financial Ability:	30
Conceptual Plan/Timeline:	20
Deal Structure:	20

A Committee will meet to rank and review the responses. The Committee reserves the right, but is not obligated, to require oral presentations from one or more of the Developers and shall have the option to short-list and solicit Best and Final Offers from Developers.

If the Committee elects to shortlist qualified firms, the City and the CRA may recommend to award a contract directly to the short-listed Developer deemed to be the most qualified to perform the requested Services and complete the Project. The CRA reserves the right to consult with all short-listed Developers regarding the following:

- 1) Establish priorities and sequence of work to be performed;
- 2) Identify segments of work;
- 3) Identify ideal Project structures and financing arrangements;
- 4) Develop a realistic timeframe; and
- 5) Develop a detailed scope of work.

The feedback received from the shortlisted Developers regarding development of timelines and scope of work may be taken into consideration by the CRA before issuance of a final scope of services and final project recommendation however, the CRA's decision regarding timelines, Project scope, structure and other issues set forth in the final scope of services will be final.

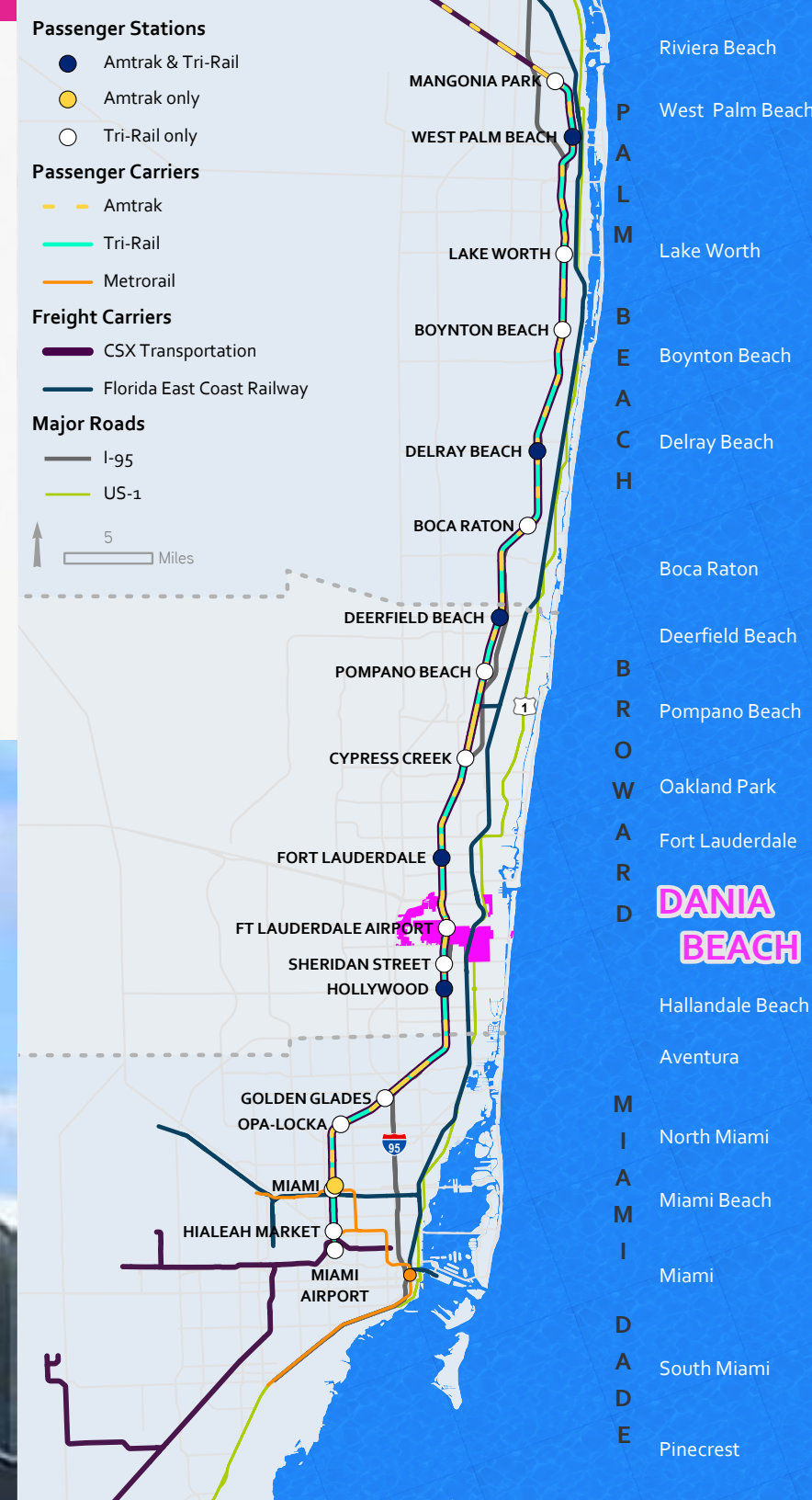
Based on the final rankings resulting from the process described above, the Committee will make a recommendation to the CRA Board and City Commission for the award of an agreement(s).



MARKET DRIVERS

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT DISTANCE: 1.8 MILES

Fort Lauderdale's economic well-being is intrinsically entwined with Fort Lauderdale-Hollywood International Airport (FLL) system and its robust aviation industry. One of the nation's fastest growing airports, FLL, offers domestic and international flights in conjunction with nearby Miami International and Palm Beach International Airports. In 2017, FLL ranked as the 19th busiest airport in the country transporting 32.5 million passengers in and out of Fort Lauderdale. FLL offers more than 353 departure flights each day transporting over 80,000 passengers through the four terminals with an average of 144 seats per departure. Twelve new international cities were added in 2016 for a total of 140 destinations served, an increase of 13 percent over 2015. FLL ranks 2nd among large hub airports for growth in scheduled available seats from Jan-Jun 2018, up 8.5% from 2016. (Example of conceptual rendering below)



POTENTIAL TRI-RAIL COASTAL LINK DISTANCE: ADJACENT

The planned Tri-Rail Coastal Link service on the Florida East Coast (FEC) railway is a strategic investment for Southeast Florida and has the ability to enhance the long-term competitive position of the region. The Coastal Link will generate an extensive range of benefits that go beyond the direct impacts of any individual project, including spurring economic development, creating jobs, improving regional access and mobility, and providing opportunities for transit-oriented development. The South Florida Regional Transportation Authority (SFRTA) and the Florida Department of Transportation (FDOT) along with partners at the Miami-Dade, Broward and Palm Beach Metropolitan Planning Organizations (MPOs), the Southeast Florida Transportation Council (SEFTC), and the South Florida and Treasure Coast Regional Planning Councils are working diligently to make the Coastal Link service a reality in South Florida.

A station is proposed at Dania Beach Boulevard and Northwest 4th Avenue as the City of Dania Beach has made significant investment in infrastructure to accommodate future development. The proposed station also includes great pedestrian access to surrounding commercial and residential uses.

OPPORTUNITIES FOR TRANSIT ORIENTED DEVELOPMENT

- Vacant parcels within the station area provide infill opportunities.
- The City of Dania Beach has made a significant investment in water and sewer infrastructure to accommodate future development.
- The City is actively promoting economic development and redevelopment of the urban core into a hub for living, employment, and entertainment.
- Good pedestrian access to surrounding land uses-retail, residential, and commercial.



PROXIMITY TO FORT LAUDERDALE DISTANCE: 5 MILES

Downtown Fort Lauderdale has been transformed into a walkable “live, work & play” cosmopolitan environment. Just 5 miles away from Dania Beach, the Central Business District, offers close to 5 million square feet of class A office space and a wide variety of housing with hundreds of restaurants, shops, attractions, and amenities. Since the 1900’s, the Las Olas Corridor has been the heart and soul of Fort Lauderdale. Not only is this unique and eclectic shopping and dining district well-positioned to enjoy the views of the New River that runs through the heart of the City, the Boulevard provides a primary connection from downtown to the beach. Designed to spur economic growth, the City succeeded in developing a “must-visit” International dining and shopping destination. The Corridor features more than 120 specialty retail shops, over 30 al fresco dining options, 10 major international art galleries, 3 world class museums, 1 charming historic hotel and much more under construction.



BEACHES DISTANCE: 2 MILES

The Greater Fort Lauderdale beaches include 23 miles of sun-kissed beaches and are also an easy walk from many hotels, restaurants and activities. The beaches, including Hollywood, Dania Beach, Deerfield Beach, Pompano Beach, Lauderdale-by-the-Sea and Fort Lauderdale, are proud to have been continuously certified as Blue Wave Beaches by the Clean Beaches Council of Washington DC since 1999. As the hidden gem of the area, Dania Beach is home to some of the prettiest and least crowded stretches of ocean in Greater Fort Lauderdale. Dania Beach Ocean Park has an impressive fishing pier where you can dine and enjoy panoramic views and scrumptious seafood caught just out of the ocean. Close by, Dr. Von D. Mizell-Eula Johnson State Park is also a favorite destination for kayaking, swimming, and ocean activities. Dania Beach recently put a significant investment into its beaches.

PORT EVERGLADES DISTANCE: 3.9 MILES

Port Everglades is one of the busiest cruise ports in the world ranking as the top seaport in Florida by revenue (\$163 million in 2017) and the number one Florida seaport for exports (\$12.1 billion in 2017). It is the leading container port in Florida and the tenth most active cargo port in the United States ranked by volume (1,076,912 TEUs). Port Everglades offers cruises to more than 4.1 million passengers each year (2017). A number of capital improvements in the Port’s Five-Year Master Plan position the port to expand operations to 5.6 million passengers in 2033. Port Everglades has also been selected as “World’s Top Cruise Port” multiple times by Seatrade Insider. During the cruise season, Port Everglades sets multiple record-breaking days for the number of cruise guests passing through Port Everglades in a single day. Interest in Port Everglades grows as the UBM Seatrade Cruise Global Convention moved to Fort Lauderdale from Miami and held their conference at the Greater Fort Lauderdale/Broward County Convention Center for the past 3 years. The conference is the largest of its kind in the world and attracts more than 800 exhibitors and approximately 11,000 attendees annually.



DANIA POINTE DISTANCE: .65 MILES

Dania Pointe is a 102-acre premier mixed-use development with 1,000,000+ SF of retail and with at least 25 new restaurants, Class A offices, two Marriott hotels with 350 total rooms, 600 upscale rental apartments and several public event spaces. With 1,600 linear feet of frontage on I-95 and immediate proximity to the FLL, Port Everglades Cruise Port, and the DCOTA Design Center, Dania Pointe’s sophisticated mix of shop, work, live, play and stay options will make it Broward County’s preeminent lifestyle destination. The first phase of its community retail section recently opened with tenants such as: BrandsMart, Hobby Lobby, TJ Maxx, Shoe Carnival, Men’s Wearhouse, Ulta Cosmetics, Five Below, America’s Best Optical, Verizon, Starbucks, Aspen Dental, First Watch, and Padrino’s Cuban Café. Under construction with scheduled openings in the near future are Lucky’s Market, Outback Steakhouse, Too Jay’s Deli, and PDQ Chicken. The second “lifestyle” phase of the development, which broke ground in July 2018, is estimated to include an additional 370,000 square feet of retail including Bowlero and Regal Cinema, 264 residential units, a 200 room Marriott AC Hotel, 250,000 SF of office and more than a dozen full service and casual dining restaurants.



THE CASINO @ DANIA BEACH DISTANCE: 0.5 MILES

The newest casino in Broward County, The Casino @ Dania Beach is here and features 750 slot machines, a 24 table card room, nationally known recording artists and comedians, simulcast lounge and sports bar, multiple dining options and live Jai-Alai. The brand new Casino @ Dania Beach offers a gaming and entertainment experience like no other in a friendly and fun environment. In 2016, The Casino @ Dania Beach unveiled its \$60 million makeover after closing for two years prior. With an emphasis on entertainment over gambling, the casino was brought into the 21st century.

The Casino @ Dania Beach is known for its live Jai Alai matches which are now hosted on a recently renovated court with seating for 500 spectators. A large video screen on the main casino floor showcases the jai alai games. The jai alai roster at the casino includes 36 players, including 14 new players from Spain who play six days a week. Local bands and major acts entertain at a concert venue with 850 seats. The Casino @ Dania Beach is also adding new nightly entertainment programming to large concerts and revamped dining options to fully-enhance guests' experience.



MARINE INDUSTRY DISTANCE: LESS THAN A MILE

Broward County is known as the "International Marine Hub" and the "Yachting Capital of the World," Broward County enjoys a thriving recreational marine industry and leads the state. Today, Greater Fort Lauderdale's marine industry encompasses world-class shipyards, manufacturing, wholesale and retail marine products, brokers, dockage and every conceivable type of marine service. With an economic impact estimated at \$8.8 billion in Broward County and \$12 billion in the Greater Fort Lauderdale region, this is one of the area's largest sectors, contributing more than 110,000 jobs in Broward County and 136,000 jobs regionally and representing more than \$4 billion in wages and earnings in the region, up from \$3 billion in 2010. Fort Lauderdale is home to one of the world's premier recreational marine events, the Fort Lauderdale International Boat Show, attracting more than 130,000 visitors annually and appealing to buyers from all over the globe. The Boat Show started as a small local exhibition in 1959, and grew to become the largest boat show in the world and the largest single event in the State of Florida. The Boat Show's annual economic impact is estimated to contribute approximately \$857 million to the overall economy in the state of Florida, considerably more than the Super Bowl. Star Center-American Maritime Officers Training Facility (STAR), a division of the Safety & Education Plan of American Maritime Officers (AMO), is the largest maritime labor organization for licensed merchant mariners in the USA, located in Dania Beach. Below are two of Dania's mega yacht facilities Derecktor and Seaheaven.



LOCATION OVERVIEW

DOWNTOWN FORT LAUDERDALE

PORT EVERGLADES

FORT LAUDERDALE AIRPORT

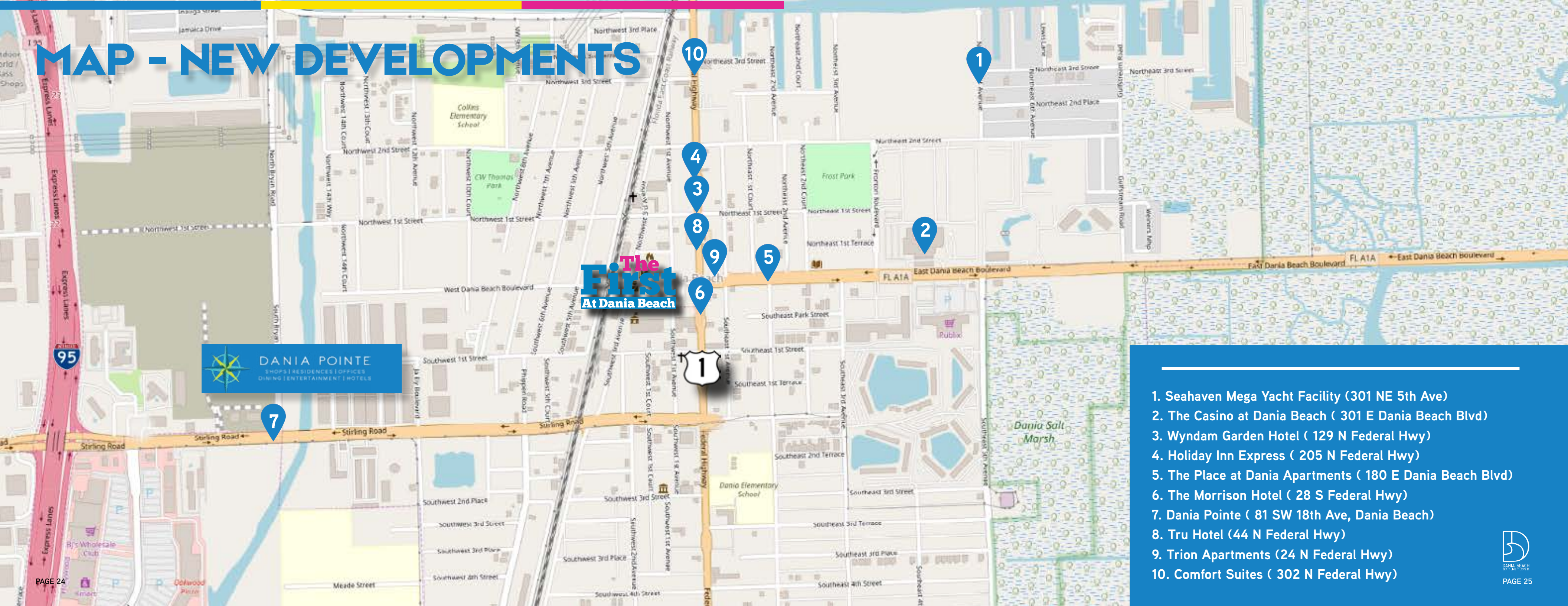
DANIA POINTE

DANIA BEACH BLVD

The First
At Dania Beach



MAP - NEW DEVELOPMENTS

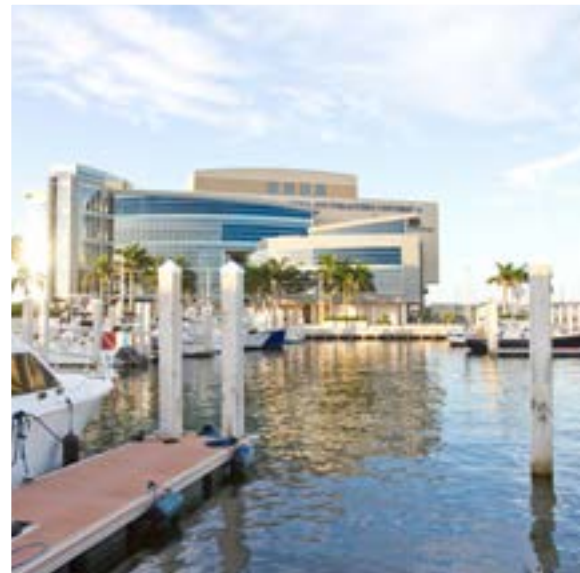


The First At Dania Beach

DANIA POINTE
SHOPS | RESIDENCES | OFFICES
DINING | ENTERTAINMENT | HOTELS

1. Seahaven Mega Yacht Facility (301 NE 5th Ave)
2. The Casino at Dania Beach (301 E Dania Beach Blvd)
3. Wyndam Garden Hotel (129 N Federal Hwy)
4. Holiday Inn Express (205 N Federal Hwy)
5. The Place at Dania Apartments (180 E Dania Beach Blvd)
6. The Morrison Hotel (28 S Federal Hwy)
7. Dania Pointe (81 SW 18th Ave, Dania Beach)
8. Tru Hotel (44 N Federal Hwy)
9. Trion Apartments (24 N Federal Hwy)
10. Comfort Suites (302 N Federal Hwy)

Welcome to **BROWARD'S FIRST CITY**



CONTACT DETAILS:

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