



TOWN OF DAVIE

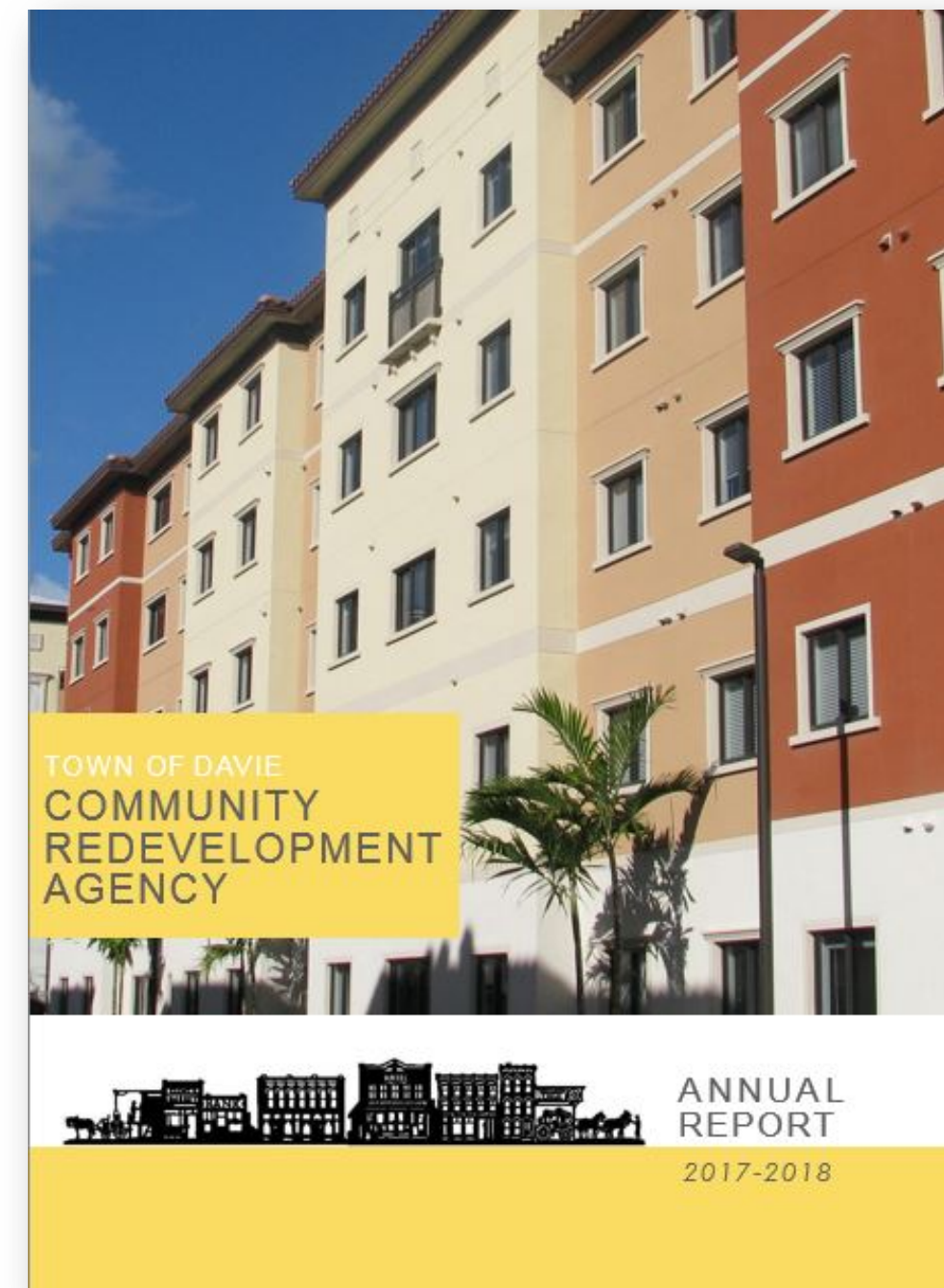
COMMUNITY REDEVELOPMENT AGENCY

2017-2018 ANNUAL REPORT ENTRY



2019 FRA AWARDS PROGRAM

We are please to submit our entry in the category of Annual Report for your consideration.





Annual Report Summary

The Town of Davie CRA takes into account the responsibility of always exercising prudent financial management and equally important to ensure our resources are allocated in alignment with the priorities listed in our CRA Redevelopment Plan.

DESCRIPTION

ACCOUNTABILITY

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While we provided a full disclosure of our financial statements in our 2017-2018 annual report, we believe, these statements alone will not showcase our continued strategic planning, commitment, passion and most importantly, the impact our projects have in our redevelopment area. This year, the primary objective was to create a highly visual, narrative-driven, easy to read report that would inform and engage the reader.



A picture is worth a thousand words – FY2016 compared to FY2018

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Section 1 - Davie CRA Redevelopment Plan

During FY 2015-2016 the Davie Community Redevelopment Agency continued to pursue its redevelopment activities within the Redevelopment Area of the Town of Davie, Florida. Extensive modifications were made to the Community Redevelopment Plan for the Town of Davie in FY 2012-2013. The revised plan was officially adopted by Ordinance No. 2012-27 which was approved by two readings on November 7, 2012 and December 5, 2012. The Davie CRA continues to implement the improvements listed within the plan.

The plan was adopted consistent with the requirements of Chapter 163 of State Statutes. The CRA Board reviewed and approved the Redevelopment Plan on September 19, 2012. The Planning and Zoning Board, the local planning agency issued a finding that the redevelopment plan is consistent with the Town Comprehensive Plan and recommended approval of the plan on October 10, 2012. Written notices regarding the proposed modifications were sent to all appropriate taxing authorities within the boundaries of the CRA by registered mail. A public hearing notice was placed in the local newspaper, the Sun-Sentinel. It should be noted that the proposed modifications to the plan did not expand the boundaries of the CRA area, nor did the modifications extend the time certain for completing redevelopment projects. The modifications did not require an amendment to the Broward County or Town of Davie Land Use Plan.

The modifications to the plan were more descriptive than the plan last modified in 1997. The revised plan contains additional information regarding the redevelopment area. The new plan also provides information regarding capital improvement projects and provides information regarding accomplishments within the CRA area. The revised plan also provides additional information regarding the various programs offered by the CRA for assistance in redeveloping properties. A five year budget projection was also included in the plan. One of the most notable plan additions was the inclusion of the implementation of community policing innovations to provide enhanced Police services to the CRA area.

The Redevelopment Plan is consistent with the requirements of State Statutes. The plan is consistent with Section 163.361, Part III of Florida Statutes concerning the process for amending the plan. It is also consistent with Section 163.360 dealing with the various requirements for a redevelopment plan such as:

- Conforming to the local comprehensive plan.
- Providing for the development of affordable housing.
- Indicates the potential for land acquisitions.
- Provides for the location of families displaced by redevelopment activities.
- Provides for park facilities.
- Provides for redevelopment of the CRA area by private enterprise.
- Provides for the development and implementation of community policing innovations.

Section 2 - Major Planning Initiatives for Redevelopment

The Davie CRA also is involved in four major planning initiatives which include:

- The Transit Oriented Corridor which is 925 acres of which 615 acres are located within the CRA Redevelopment Area near State Road 7/441 and east of the Florida Turnpike.
- The Davie Regional Activity Center (RAC) which consists of 2,200 acres of which 700 acres are within the CRA.
- The Downtown Master Plan which is entirely within the CRA area.



DEVELOPMENT

UNIVERSITY POINTE

\$40+ MILLION

BUILD OUT COST

31,182 SQ FT

COMMERCIAL USE

270

DWELLING UNITS



4 STORY

BUILDINGS

Commercial retail space on first floor adjacent to Davie and Griffin Roads.

Student housing on upper floors.



DEVELOPMENT INCENTIVES

\$1.78 MILLION

Incentives included payment of Water and Sewer Capacity fees, Property Improvement Grants and Property Tax Credits.



The site for this project was a previous commercial strip center that has been vacant for 15 years. This is a mixed used project that will create a live and work environment within the Town, promoting land uses which will attract people for specific purposes such as retail, employment and business needs. This project is under construction and with its mix of residential and non-residential development within buildings will provide public amenities and pedestrian conveniences, thus contributing positively to the image of the redevelopment area.

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1. Original Redevelopment Area		
2015 Total Value		\$144,495,150
1988 Base Year		<u>\$ 49,655,701</u>
		\$ 94,839,449
2. Expanded Redevelopment Area #1		
2014 Total Value		\$278,959,890
1994 Base Year		<u>\$105,230,328</u>
		\$173,729,562
3. Expanded Redevelopment Area #2		
2014 Total Value		\$9,074,620
1997 Base Year		<u>\$ 165,980</u>
		\$8,908,640

The above information represents the data for Broward County, the Town of Davie, and the Children's Services Council of Broward County as their boundaries encompass the entire redevelopment area. The other governmental bodies contribute over lesser boundaries; hence the tax increment for South Broward Hospital District, North Broward Hospital District, and Central Broward Water Control District are lesser taxable amounts.

The following shows the tax revenues received from each of the individual taxing districts for 2015-2016:

Broward County	\$1,442,994.00
Town of Davie	\$1,339,607.00
South Broward Hospital District	\$ 40,206.81
North Broward Hospital District	\$ 48,921.00
Central Broward Water Control District	\$ 53,154.00
Children's Services Council of Broward County	<u>\$ 128,692.00</u>
TOTAL	\$3,053,574.81

The annual financial audit is available on the Town of Davie Community Redevelopment Agency website at www.davie-fl.gov. For your convenience, a disk is also attached hereto. The Davie CRA is a component part of the Town of Davie and is part of the Town's audit. During FY2015-2016, the CRA paid interest payments in the amount of \$378,229.43 and principal payments totaling \$1,685,679.00 for a total of \$2,063,908.43 on the bonds issued at the end of 2010.

Section 18 - Redevelopment Goals, Objectives and Policies – FY 2015-2016 Comparison

The Davie CRA has reviewed its actions in comparisons to the goals, objectives and policies within the approved Redevelopment Plan. A summary of the concurrences follows:

Goal Area "A": The CRA continues to maintain and enhance its current projects in accordance with its adopted Redevelopment Plan.

Concurrence: The Davie CRA continues to implement and follow its Redevelopment Plan. Each individual program and project is evaluated for compliance with the Redevelopment Plan during budget preparation and in evaluating individual projects during the year.



YEAR IN REVIEW

FINANCIALS

The following amounts represent the 2018 actual taxable values as well as the base year tax information for the original redevelopment area, the first expanded area, and the second expanded area.

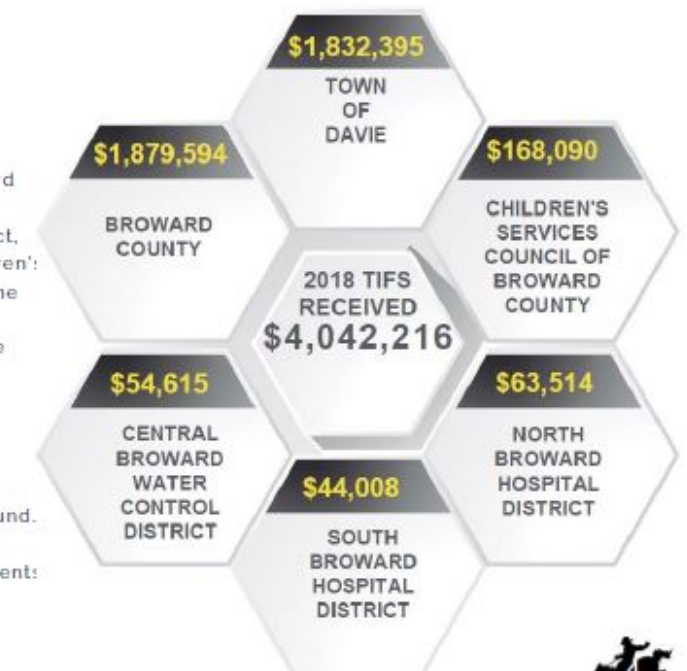
1	ORIGINAL REDEVELOPMENT AREA	
	2017 Total Value	\$ 171,917,780
	1988 Base Year	\$ 49,655,701
		\$ 122,262,701
2	EXPANDED REDEVELOPMENT AREA 1	
	2017 Total Value	\$334,503,470
	1994 Base Year	\$105,230,328
		\$229,273,142
3	EXPANDED REDEVELOPMENT AREA 2	
	2017 Total Value	\$ 10,844,540
	1997 Base Year	\$ 165,980
		\$ 10,678,560

TIF'S EXPLAINED

A portion of the taxes collected by Broward County, Central Broward Water Control District, the North Broward Hospital District, the South Broward Hospital District, Children's Services Council of Broward County and the Town of Davie on properties within the redevelopment area are contributed to the Redevelopment Trust Fund.

As improvements are made in the redevelopment area and property values increase, a larger amount of money is generated for the Redevelopment Trust Fund.

These revenues fund additional improvements in the redevelopment area through their reinvestment back into the area.



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There are several infrastructure projects which are in the process of being planned and implemented. The second and third phases of infrastructure improvements on the east side of Davie Road have been planned. The first phase was completed in 2010. Currently, the second phase is under construction and will complete the scheduled improvements for this area which includes the Davie Road corridor with businesses and a large residential area. This is the area in which the Davie CRA held a public meeting to discuss the installation of the utilities particularly installation of sanitary sewers. A complete description of these improvements will be included in the section about residential improvements.

Section 4 - Westside Drainage Project

Another planned project is for drainage to be installed on the west side of Davie Road which will remove an impediment to the area west of Davie Road. The plan being proposed will provide water retention for the properties on the west side of Davie Road. A water retention area will be provided with an outlet to the C-11 drainage canal and this will once again negate the requirement to reserve 15% on each individual site.

Also included in this section of the plan is a proposal to construct a street and bury the above ground utilities at the eastern and southern edges of the Bergeron Rodeo Grounds. The new street will provide an access to the rear of the properties on the west side of Davie Road. This will allow some of the curb cuts currently on Davie Road to be closed which would result in a reduction of traffic congestion on Davie Road. This project is described in the 2012 Community Redevelopment Plan under bonded projects and is shown in the section showing the five year spending projection. An amendment to the engineering contract was approved by the CRA Board on July 17, 2013 to pay for planning to replace an existing lake with a parking area to assist the Public Works Department with their operations. The cost of the engineering amendment was \$29,950. The cost of engineering was raised to a total of \$218,240. An example of what the improvements will look like is illustrated below.



INFRASTRUCTURE



The Westside Infrastructure Project is an example of the successful partnership between a municipality and its CRA as the Town provided the land for this infrastructure project and the CRA provided the funding. Other municipalities can learn and see benefit from the Davie's CRA success of creating a master drainage area that will result in larger buildouts and additional revenue for the CRA.



WESTSIDE INFRASTRUCTURE PROJECT

An ADA fire-themed playground, parking lot and asphalt walking trail were incorporated to provide the neighboring community with additional outdoor recreational amenities.

Encouraging and supporting the development of the downtown area will help to revitalize and transform this area with new vibrant business ventures for our residents.



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Section 5 - Phase I – Eastside Infrastructure Improvement Project

Phase I of the Eastside Infrastructure Improvements was known as the SW 41 Place Infrastructure Improvements. The main focus of these improvements was to help solve drainage issues and problems east of Davie Road. The plan installed storm sewers which lead to L Lake and L Lake serves as the retention area for the entire east side. This retention area relieves the requirement for water storage facilities like a retention pond on each individual site as it is developed.

The Davie CRA also replaced the 2" water mains with an 8" water main which provides much better water service including fire hydrants which can be used to fight potential fires.

The Davie CRA also provided a sanitary sewer along SW 41 Place which enables the removal of septic systems. The Davie CRA paid for the individual connections to the sewer for approximately 32 homes and 9 businesses as well as the required impact fees to the Utility Department.

Section 6 - Phase II – Eastside Infrastructure Improvement Project

Phase II Eastside Infrastructure Improvement Projects will benefit the businesses along the east side of Davie Road as well as a large residential area east of Davie Road. The improvements will include storm sewers, sanitary sewers and water lines including hydrants to 240+ residential units and 14 commercial buildings. The storm sewers will redirect the storm water to a drainage basin which will serve as the water retention for the entire area. Without this storm sewer, new individual businesses would need to reserve 15% of their site for storm water retention in order to meet the requirements of Central Broward Water Control District. This requirement is a hindrance to attracting new development when there are also requirements for certain setbacks, number of parking spaces, and not to mention the proposed building on the lot. The water mains in this area will also be replaced. There are currently two inch water lines which are so small that water hydrants cannot service this large residential area. The new lines will be six or eight inch lines and additional hydrants will be installed. The hydrants being constructed will permit the area to have improved fire protection. Currently, firefighters can only use the water stored on their trucks to fight a fire in the residential area.

The largest portion of this project will be the installation of sanitary sewers in the residential area of approximately one square mile. The area is currently served by individual septic systems on what are small lots of approximately 7,500 square feet each. The Davie CRA conducted a public neighborhood meeting on March 18, 2013. There were over 50 residents in attendance. The residents in attendance at the meeting were unanimous in support of the proposed project. The project will also provide sanitary sewers to some of the businesses along Davie Road which are not currently serviced with sanitary sewers. The plan is described in the 2012 Community Redevelopment Plan in the section describing bond issue projects and is shown in the section showing the five year spending projection. An engineering contract was approved with the firm of Craven Thompson & Associates at the April 3, 2013 CRA meeting.

On June 10, 2015, the CRA Board approved the engineering plans for the Eastside Infrastructure Project Phase II. On November 4, 2015, the CRA Board approved the bid specifications for Phase II of the Eastside Infrastructure Project. On May 18, 2016, the CRA Board selected the firm of Giannetti Contracting Corporation. On June 8, 2016, the CRA Board approved a Memorandum of Understanding between the Town of Davie Community Redevelopment Agency and Craven Thompson & Associates to provide construction observation services for Phase II of the Eastside Infrastructure Improvement Project in the amount of \$798,835.00. On June 8, 2016, the CRA

INFRASTRUCTURE



EASTSIDE PHASE II INFRASTRUCTURE PROJECT

The largest portion of the project will be the installation of sanitary sewers and the abandonment of the old septic tank and the conversion to the new sanitary sewer system.

Several projects in the project area are in development review and will supplement ongoing redevelopment projects outside the project area.

Since the inception and creation of the Eastside Infrastructure Project back in 2016, several developers have purchased and assembled several parcels of land within our downtown.

Development projects benefiting from these improvements include:

- Main Street Lofts (under construction)
- Main Street Courts
- Main Street Place
- Zona Village/Ultra (breaking ground in 2019).



INNOVATION

COMMUNICATION

The Town of Davie CRA is committed to open and transparent communication about our initiatives, projects and performance. Residents, businesses and developers will have more confidence in the value that our projects bring to the CRA Redevelopment area when they **understand our role** in the process.

STEWARDSHIP

In addition to providing the mandatory financial information in our Annual Report, we seek to create a tool that will help us in **establishing credibility** among developers, build trust within our community and **promote** our uniquely western themed Redevelopment Area.



INNOVATION

EFFORTLESS

In the current environment, technology exerts considerable influence in the way we communicate, it **increases the expectations** for impressive graphics and demands new and innovative ways to engage our target audience.

In this context, we kept our 2017-2018 Annual Report simple.

EYE-CATCHING

We all know **numbers are most important** but easily bypassed if presenting them in the usual **text heavy** format, therefore we designed graphs to make relevant data stand out. We combined short articles with images and illustrations, we used white space, trendy and consistent fonts and font sizes and focused in improving our **story telling** by making our content count.





COMMUNITY IMPACT

KEEP MOVING FORWARD

Standing still is not an option, we continuously review redevelopment opportunities and carefully engage into new alliances. Our 2017-2018 Annual Report shares stories that at a glance illustrate how our redevelopment strategies have a wide spread economic impact and potentially how to build on this. We utilized a consistent and fluid narrative.

COMMUNITY IMPACT

First, we described the problem, then we described the solution and finally summarized the impact to our redevelopment area. Compelling stories, rich in well-presented, easy to understand metrics are promotional tools that describe a project's accomplishments that are not easily capture by quantitative evaluation. We want to use these stories to gain support and attract mutually beneficial relationships.



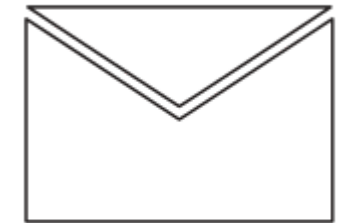


The mission of the Davie CRA is to pursue redevelopment & revitalization, enhance our tax base, encourage affordable housing, and to facilitate redevelopment activities by the private sector within the limits of the redevelopment area. In order to have a **meaningful impact** in our redevelopment area we need strategic and sustained partnerships.

Communication and engagement are critical for the creation of these partnerships and it is fundamentally important to **managing public opinion** and expectations. Providing a comprehensive account of our activities in an easy to read Annual Report will help us to gather the **momentum** needed to further a message of success and accountability.

PROBLEM SOLVING

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