PUBLIC MEETINGS - Visioning

Three public meetings were held at various parts of the City to solicit ideas and visions for the future of Westside Dania Beach. The meetings were announced by the way of mail notices, Dania Beach public television, the City website, and Dania Beach Press (a local news paper).

The first meeting was held at C.W. Thomas Park on May 5th 2009, the second at Patrick J. Meli Park and Community Center on May 13th 2009, and the third at the City Hall on June 2nd 2009. All meetings started at 6:00 pm and were scheduled to be one hour meetings.

All three meetings followed the same format to allow residents from all areas of the City the same opportunity to let their ideas be incorporated in the Plan. Each meeting commenced with a PowerPoint presentation given by Michele Mellgren of The Mellgren Planning Group. The presentation provided an overview of the Plan's objectives, the meetings' goals, and a little background on planning activities around the area that might affect the Westside, such as SR7 Davie/Hollywood/Seminole Nation Master Plan, potential conversion of FEC rail line to a commuter rail, Broward County MPO plans and the Dania Beach CRA plan.

The attendees were divided into 4 or 5 groups of people and were asked to list their vision for Westside Dania Beach 20 years from now. Secondly they were asked to list their recommendation for the area, if the proposed Fort Lauderdale-Hollywood International Airport runway expansion (south runway) was to occur. Each member presented his or her vision to the group. Each group then picked its top visions as a group and presented them to all attendees of the meeting.







May 5th meeting in progress

The meetings were attended by residents, business owners and City staff. Vice Mayor McEleya, Commissioner Albert Jones, and CommissionerWalterDukewereinattendance as well.

Following are the vision statements from the meetings:

- Connection to the port and airport
- Economic development efforts; create new mixed use developments, attract better quality businesses and encourage businesses to establish their headquarters
- Unified signage
- Improve and provide additional transportation, more bus routes that are in sync with the airport and the rails
- Provide more housing choices, including affordable housing
- More/better parks, including dog parks
- Provide safe sidewalks
- Reduce crime
- Maintain the integrity of residential neighborhoods
- Pedestrian friendly development including bike paths
- Provide more landscaping and upkeep of the same
- Quality restaurants
- Boating community
- Multi-modal/environmentally friendly transit
- Better schools
- Provide public facilities such as post offices, family parks, and good public schools
- Provide senior related services such as senior centers, and affordable housing choices







May 13th meeting in progress

If the airport was to expand, the vision for the Westside's future still remained the same barring some alternate land use recommendations. Most residents would like to see a better quality of life in their existing homes. However, this exercise specifically asked them to assume that the airport had expanded. This time the vision was that the areas affected by the airport expansion would be developed as:

- Commercial uses or uses that encourage economic growth such as:
 - Marinas/hangars
 - Tourism related businesses

Furthermore, residents agree that with the airport expansion the following should be encouraged:

- More jobs
- Multi-modal/environmentally friendly transit
- Marine industry
- Demolish abandoned buildings in disrepair, and increase lot sizes along Griffin Road







June 2nd meeting in progress

CHAMBER OF COMMERCE SPECIAL MEETING AND EXECUTIVE BUSINESS COUNCIL RESULTS

On July 21st 2009, the Chamber of Commerce held a special meeting for the Westside Dania Beach Master Plan business community vision. The meeting was held at the well known restaurant in the Westside called Tropical Acres. It was attended by 15 people including Commissioner Duke.

The visioning session was hosted by Victoria Payne, Executive Director, Chamber of Commerce and facilitated by Michele Mellgren of The Mellgren Planning Group. During the hour long session, the attendees were asked to respond as a group to three questions. They were:

- 1. What, if any, are the important issues the City needs to address in order to retain and expand businesses in the study area?
- 2. How will the airport expansion shape the future of businesses in the study area?
- 3. What do you envision the future physical characteristics to be along the:

Griffin Road Corridor
Stirling Road Corridor
Ravenswood Road Corridor
Marina Mile/State Road 84 Corridor

The response from the evening's exercise is summarized on the following page.







Chamber of Commerce special meeting in progress

What, if any, are the important issues the City needs to address in order to retain and expand businesses in the study area?

- Remove barriers /constraints such as:
 - o City's overall image
 - Political history and the reputation of not being friendly to business
 - Lack of infrastructure, including transit
- Attract more commercial development
- Increase depth of parcels along commercial corridors
- Utilize the fact that Griffin Road is internationally known for Hard Rock Hotel and Casino and the Design Center Of The Americas.
- Marine industry/ancillary businesses

How will the airport expansion shape the future of businesses in the study area?

- Opportunity for Dania Beach to be a Gateway City, as long as adequate buffering from the airport is ensured
- Opportunity for hotel related development in Dania Beach including a Convention Center in Dania Beach
- Less desirable for residential uses under flight path
- Marine and industrial uses west of airport including a Marine Merchandise Mart
- Aviation uses
- Office uses
- Greater demand for restaurant and consumer goods
- Combine efforts with the City of Fort Lauderdale to encourage business along Marina Mile
- Potential for tourism in Marina Mile area

What do you envision the future physical characteristics to be along the:

Griffin Road Corridor

- Wider business corridor
- Make zoning consistent

Stirling/Ravenswood Road Corridor

- The intersection of Ravenswood Road with Griffin is the economic center of the area
- Expansion of design industry
- Expansion of "outdoor"related retail
- Encourage hotels

Marina Mile/State Road 84 Corridor

- Encourage retail/office
- More hotels
- Improved and consistent signage
- Beautification project

The Executive Business Council Meeting was held in the City Hall on July 28th 2009. The Council mirrored the thoughts that were brought up in all the previous visioning sessions, that the residential areas effected by the airport noise should eventually be more airport friendly type of uses. One important concern that was raised at the meeting was that of speeding vehicles along Griffin Road.

PUBLIC MEETINGS - Plan Development

There will be a total of three plan development meetings, the first of which was held on August 31st 2009, at International Game Fish Association headquarters in the Westside Dania Beach. The purpose of this meeting was to solicit citizen input on developing a concept plan. The meeting was notified via emails from the City and the consultant, notice in the August issue of Dania Press, City's website, City's cable channel, a quarter page advertisement in the Sun Sentinel and postcard meeting notice for all three upcoming meetings via mail.

A total of 97 people attended in addition to 8 members of City staff including the City manager Bob Baldwin and the Assistant City Manager Colin Donelly; and Commissioners Albert Jones, Bob Anton, and Walter Duke were present as well. The meeting commenced with an introduction from the City's Community Development Director, Bob Daniels followed by a brief presentation by Michele Mellgren, AICP of the The Mellgren Planning Group, after which the citizens were asked to discuss within their groups specific land uses for North Runway/No Expansion and South runway expansion scenarios. Areas of concern were denoted by question marks within empty land use bubbles shown on a map. After the discussion they were asked to vote for the uses they deemed fit for the future development of Westside. This was done on individual workbooks that were handed out at the beginning of the meeting. Each worksheet in the workbook had a "1 - No Change" option in addition to other use choices. At the end of each runway expansion exercise, the groups presented their table's discussion to all the other groups. Staff was present to assist with questions. The vote tally from the worksheets is summarized in the following pages. The row that is highlighted in green is the option that received the most support from the attendees.

The next public meeting will be held at the City Hall on Tuesday September 29th from 6:00 pm to 8:00 pm. This meeting will build upon the previous visioning workshops including the Griffin Road Corridor Redevelopment Community Charrette held on March 28th 2009 by Broward Smart Growth Partnership, and the August 31st, 2009 plan development meeting, the results of which are summarized here.

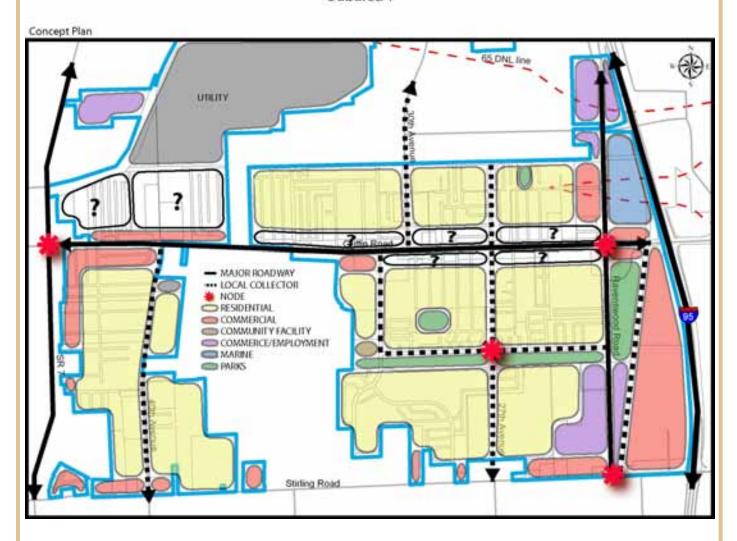




August 31st Plan development meeting in progress

Questions for Exercises 1.A. and 1.B.

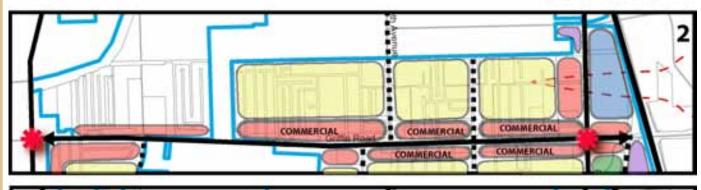
North Runway/No Expansion Subarea 1

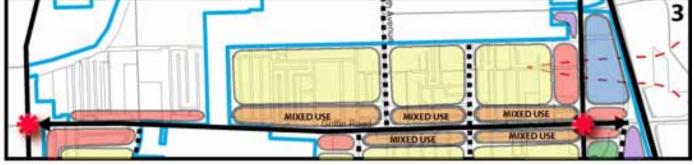


Voting Sheet for Exercise 1.A.

EXERCISE 1.A. North Runway/No Expansion Subarea 1

1 NO CHANGE





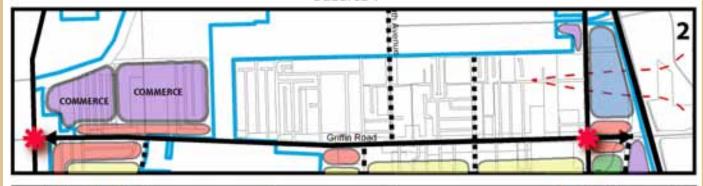
North Runway/No Expansion

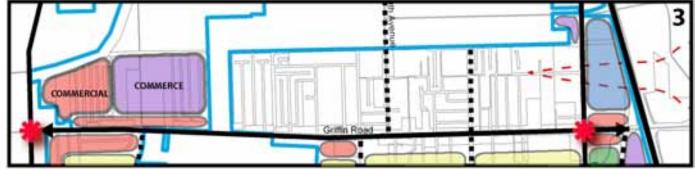
| Exercise 1.A. | | |
|---------------|-----------------------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 22 |
| 2 | Commercial along Griffin | 13 |
| 3 | Mixed use along Griffin | 30 |

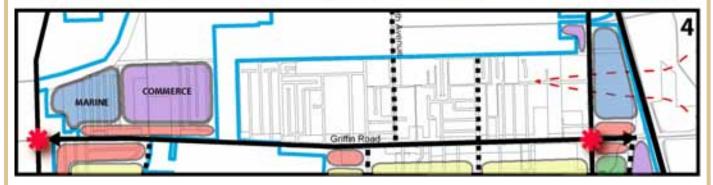
Voting Sheet for Exercise 1.B.

EXERCISE 1.B. North Runway/No Expansion Subarea 1

1 No Change





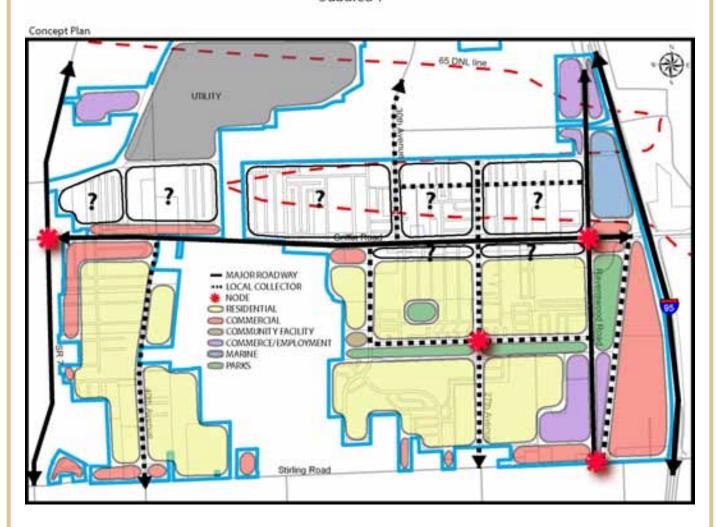


North Runway/No Expansion

| Exercise 1.B. | | |
|---------------|-------------------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 22 |
| 2 | Commerce | 0 |
| 3 | Commercial and Commerce | 7 |
| 4 | Marine and Commerce | 33 |

Questions for Exercises 2.A., 2.B. and 2.C.

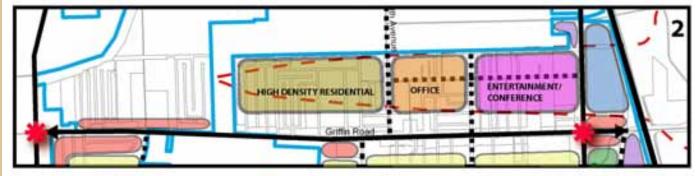
South Runway Expansion Subarea 1

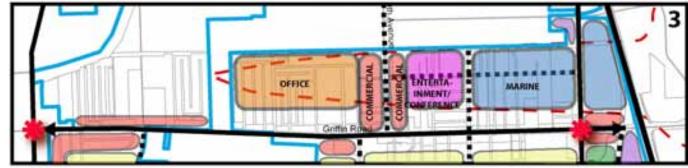


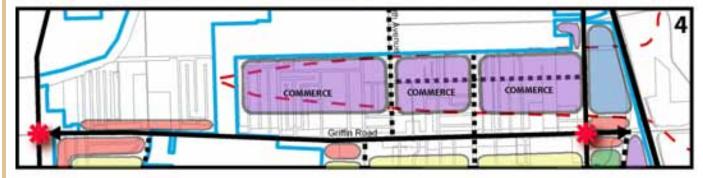
Voting Sheet for Exercise 2.A.

EXERCISE 2.A. South Runway Expansion Subarea 1

1 No Change





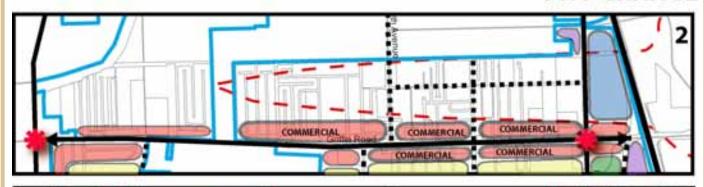


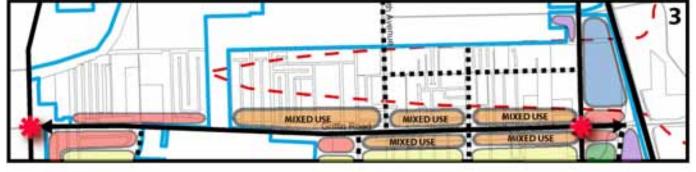
| Exercise 2.A. | | |
|---------------|------------------------------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 10 |
| 2 | High Dens Res, Office, Ent/Conf | 1 |
| 3 | Office, Comm, Ent/ Conf, Marine | 46 |
| 4 | Commerce | 4 |

Voting Sheet for Exercise 2.B.

EXERCISE 2.B. South Runway Expansion Subarea 1

1 NO CHANGE



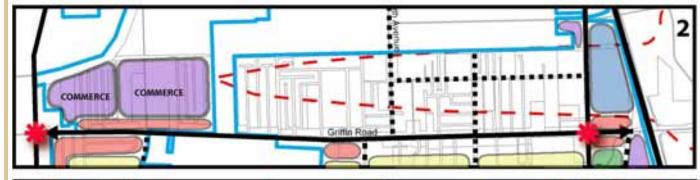


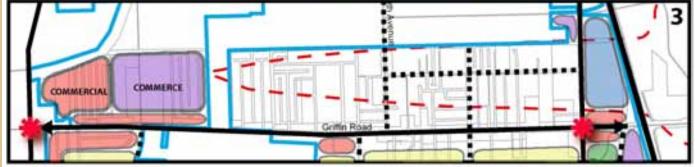
| Exercise 2.B. | | |
|---------------|-----------------------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 16 |
| 2 | Commercial along Griffin | 26 |
| 3 | Mixed use along Griffin | 20 |

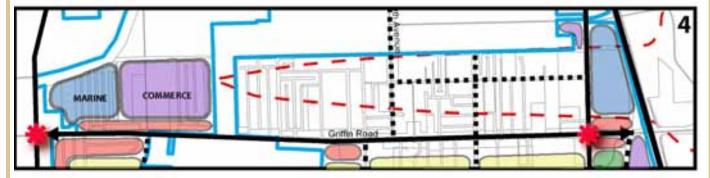
Voting Sheet for Exercise 2.C.

EXERCISE 2.C. South Runway Expansion Subarea 1

1 No Change



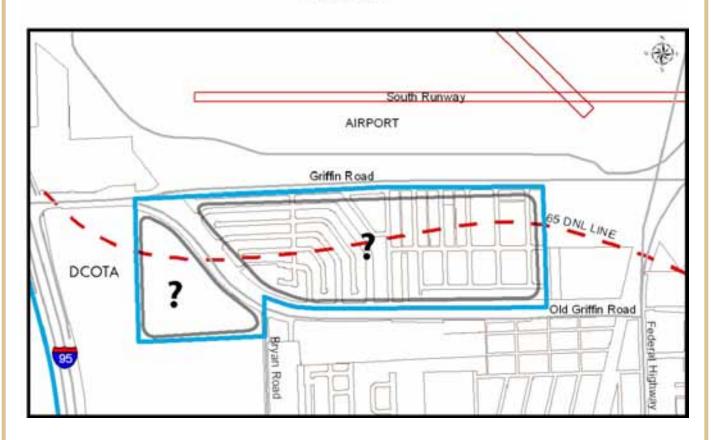




| Exercise 2.C. | | |
|---------------|-------------------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 16 |
| 2 | Commerce | 1 |
| 3 | Commercial and Commerce | 9 |
| 4 | Marine and Commerce | 34 |

Questions for Exercises 2.D. and 2.E.

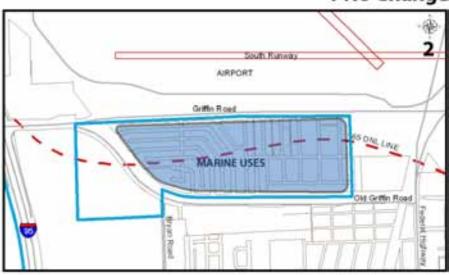
South Runway Expansion Subarea 2

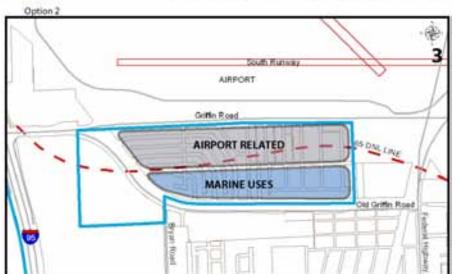


Voting Sheet for Exercise 2.D.

EXERCISE 2.D. South Runway Expansion Subarea 2

1 No Change



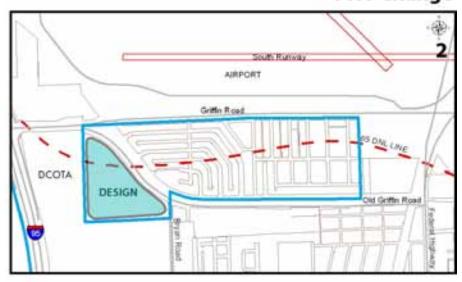


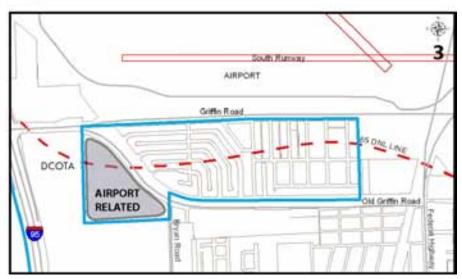
| Exercise 2.D. | | |
|---------------|--------------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 24 |
| 2 | Marine uses | 29 |
| 3 | Airport and Marine | 9 |

Voting Sheet for Exercise 2.E.

EXERCISE 2.E. South Runway Expansion
Subarea 2

1 No Change





South Runway Expansion

| Exercise 2.E. | | |
|---------------|-----------------|------------|
| Choice | Uses | Vote Count |
| 1 | No Change | 22 |
| 2 | Design | 30 |
| 3 | Airport related | 7 |

On September 29th the second of the three plan development workshop was held at the City Hall from 6:00 pm to 8:00 pm. The meeting was notified via emails from the City and the consultant, notice in the August issue of Dania Press, City's website, City's cable channel, a quarter page advertisement in the Sun Sentinel on September 24th and postcard meeting notice for all three upcoming meetings via mail.

46 citizens were in attendance in addition to Commissioner Walter Duke. The meeting commenced with a brief project introduction by the Community Development Director Robert Daniels followed by a project presentation by Michele Mellgren, AICP of the The Mellgren Planning Group. Followed by this

the participants were asked to participate in two facilitated group exercises. The purpose of these exercises was to determine the physical form of development that is envisioned along the Griffin Road Corridor. This was achieved by asking the participants to vote on their favorite street section from an assortment of profiles that were prepared prior to the meeting. Preference for architecture style was also sought at the meeting. Results from the meeting are depicted below. Results from August 31st public meeting exercises were presented along with some recommendations that were formulated based on prior visioning workshops. Results from the September 29th meeting are presented below.



Preferred profile for Griffin Road for North runway/No expansion



Preferred profile for Griffin Road for south runway expansion

Griffin Road Corridor

| NORTH RUNWAY/NO RUNWAY EXPANSION | | |
|--|-------|--|
| OPTION DESCRIPTION | VOTES | |
| OPTION 1: 2-3 stories, set back from street | 22 | |
| OPTION 2: 2-3 stories, buildings closer to street, parking in rear of the building | 15 | |

| South Runway Expansic | N |
|---|-------|
| OPTION DESCRIPTION | VOTES |
| OPTION 12-3 stories, set back from street | 9 |
| OPTION 2: 2-3 stories, buildings closer to street, parking behind the building | 2 |
| OPTION 3: 2-3 stories south of Griffin road, up to 5 stories on north of Griffin with upper stories stepped back, buildings closer to street, parking behind the building | 1 |
| OPTION 4: 2-3 stories south of Griffin Road, up to 5 stories north of Griffin, buildings set back from street, parking in front and rear of the building | 23 |

| ARCHITECTURE STYLE PREFERENCE | | |
|-------------------------------|----|--|
| STYLE NAME VOTES | | |
| Modern | | |
| Key West | 17 | |
| Spanish Revival | | |
| Mediterranean Revival | | |
| No Common Theme | 15 | |