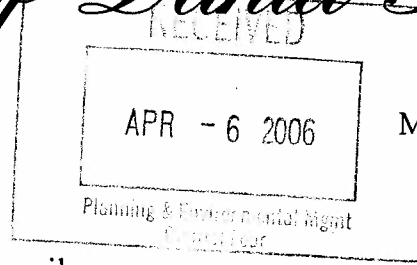




City of Dania Beach

FLORIDA



March 30, 2006

Leah Wright
South Florida Regional Planning Council
3440 Hollywood Boulevard
Suite 140
Hollywood, FL 33021

RE: Dania Beach Boulevard Station/FEC Passenger Rail Study

Dear Ms. Wright:

As was discussed at our meeting, we believe that the City is properly positioned for a passenger/commuter rail station at intersection of Dania Beach Boulevard and the FEC Corridor.

- The City adopted a CRA Plan in December 2002 requiring mixed-use (retail/office/residential) vertical development along both Dania Beach Boulevard (east of the FEC) and US 1 (See attached map).
- Dania Beach amended its Future Land Use Plan in 2004 creating Broward County's first Local Activity Center ("LAC"). The LAC and available flex/reserve units would allow over 3,000 new dwelling units within 1/3 mile of a Dania Beach Boulevard/Florida East Coast ("DBB/FEC") commuter rail station.
- Permits are expected to be issued later this year for the 288 unit Modello Condominium (Dania Beach Boulevard east of Gulfstream Road). Staff is also reviewing a 331 unit mixed-use project (30,000 sq. ft. of retail) and 150 unit mixed use project (15,000 sq. feet of commercial) located within 1/4 mile or less of a DBB/FEC station site.
- The City is preparing new zoning districts for the LAC/CRA area. The draft zoning districts would allow 75 - 100 dwelling units per acre (north of Stirling Road) in selected locations along US 1 and Dania Beach Boulevard. Mixed use residential (ground floor commercial/office) would be required along these same corridors.
- A DBB/FEC commuter station would be within 1/8 mile of US 1, just a short walk to US 1 Broward County Transit Corridor.

"Broward's First City"

- A DBB/FEC commuter station would be located across the street from city hall, the police station, and the central fire station. Both the Chamber of Commerce and US Post Office are located in this same area. A passenger rail station would compliment other public uses in this area as well as the planned expansion of city hall (2007).
- The City Neighborhood Shuttle currently stops at city hall. Unlike Broward County Transit, the shuttle route can be locally modified to connect the DBB/FEC site with high density development along the US 1 and Dania Beach Boulevard Corridors. Shuttle service will also include a direct connection between the Dania Jai Alai Pari-Mutuel and the DBB/FEC station.

We hope you take these items into consideration when evaluating commuter rail stations along the FEC Corridor. Please contact me if you have any questions or require additional information.

Sincerely,

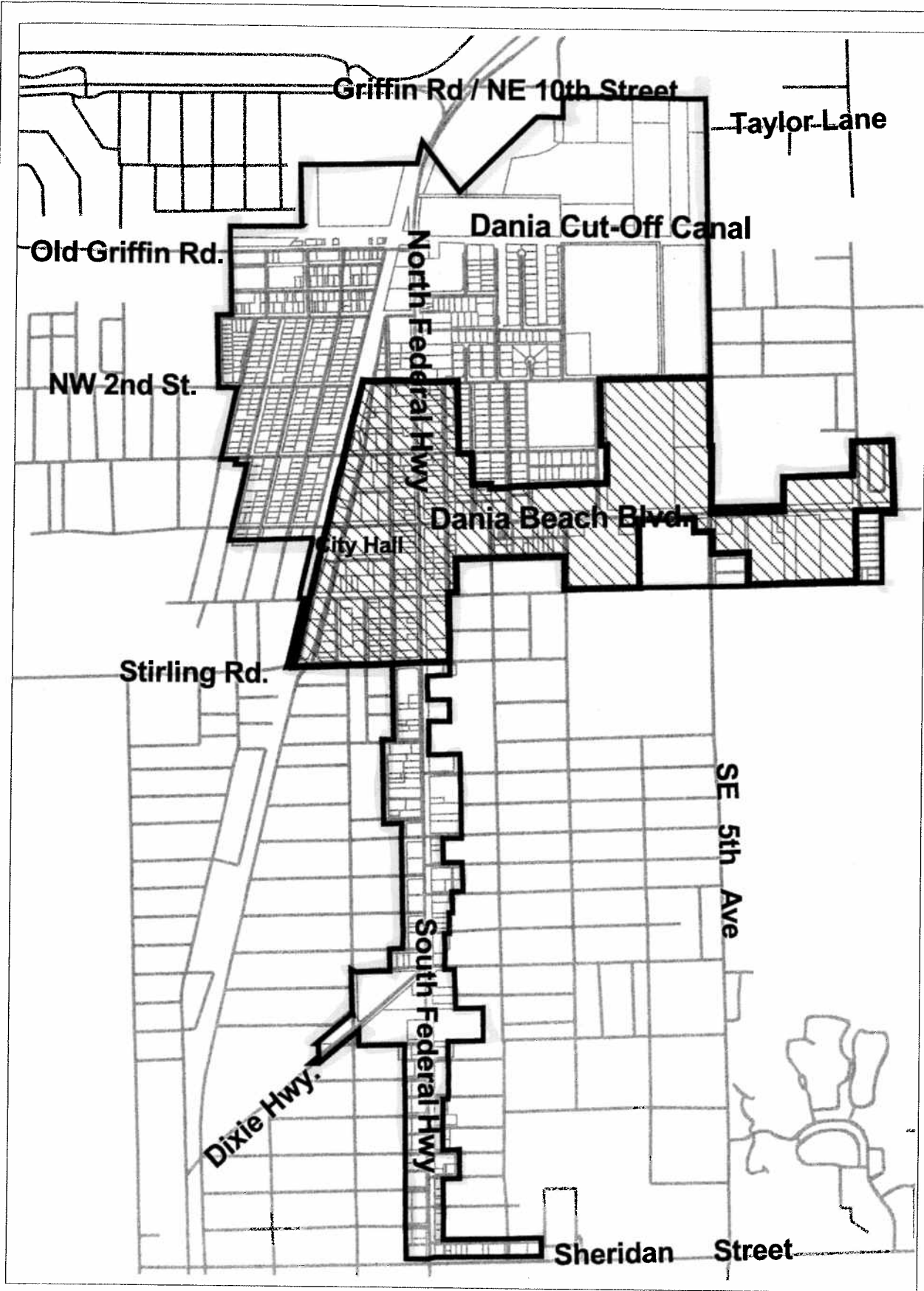


Laurence Leeds, AICP
Community Development Director

Cc: Scott Seeburger, Special Projects Manager
FDOT Office of Planning and Environmental Management

Ivan Pato, City Manager

Mayor and City Commission



City of Dania Beach	↑		CRA Boundary
			LAC Boundary