

MINUTES OF HYBRID REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, FEBRUARY 8, 2022 – 7:00 P.M.

1. Call to Order/Roll Call

Mayor James called the meeting to order at 7:00 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr.
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Eve Boutsis
City Clerk:	Thomas Schneider

2. Moment of Silence and Pledge of Allegiance

Mayor James called for a moment of silence, especially for Ed Darling who recently passed, followed by the Pledge of Allegiance to the United States Flag.

3. Presentations and Special Event Approvals

- 3.1 Presentation by Vice-Mayor Salvino and Fire Chief Pellecer of Certificates of Commendation to Caleb Harper in recognition of his life-saving CPR at Dania Beach Quarterdeck Restaurant

Vice-Mayor Salvino read his commendation and presented it to Mr. Harper.

Fire Chief Pellecer gave a brief description of the lifesaving situation and read his commendation and presented it to Mr. Harper.

- 3.2 Presentation on “Get Fit Dania Beach” - Commissioner Davis

Commissioner Davis gave a PowerPoint presentation, which is attached to and incorporated into these minutes.

Mayor James said she is always in favor of fitness and spoke about the Fitbit program from several years ago. She suggested perhaps with the 5K race we could do a color run.

Commissioner Odman felt we should have a Commission challenge and invited those who wished to participate to do so.

3.3 Skyler Nador - Revised Mural Presentation for Griffin Road Bridge - requested by Vice-Mayor Salvino

Vice-Mayor Salvino gave a brief background on the artwork competition for the NW 1st Street bridge and noted he also liked the rendering presented by second runner up artist Skyler Nador, which he displayed on the monitors. He would like to use her enhanced mural design for the Griffin Road Bridge; he would be taking from his contingency account to cover the \$3,000.00 cost and wanted the Commission to know.

Mayor James asked if the design could be entirely filled in with waves.

Ms. Nador explained the rendering and the use of sand to indicate the beach; she could fill in the top part of the rendering with waves.

3.4 Discussion of charitable donations - Frank DiPaolo, Director of Finance

Finance Director DiPaolo noted the last time staff brought this matter before the Commission, we set forth a highly structured and formal application process. We took a step back from that and met with each of the Commissioners individually to obtain feedback so we can have a fully scoped plan. The goal tonight is to discuss some of that feedback and obtain additional direction from the Commission on this potential policy, which once adopted will ensure that funding can be spent in the community that both fulfills the Commission's desires as stewards of the public interest and satisfies all procurement requirements and best practices for the use of public funds.

Finance Director DiPaolo gave a brief recap on the current process, the need to implement provisions and discussed the guidance received through discussion with City Commissioners. He said to ensure that for all uses of City Commissioner discretionary funds, the City knows how funds were spent and benefits are measurable/easily quantified. We recommend to potentially abandon annual donation programs and instead focus on impactful initiatives in partnership with the community. We can continue with individual discretionary accounts and can combine funding depending on the initiative as was done with the art piece at the last meeting. We can bring something formal back to the first meeting in March to finalize and adopt. We do not have too many absolutes for the policy, but the one sure thing is that any Commissioner who wishes to use any amount of their discretionary funding allotment must always obtain advance approval from the Commission; a Commissioner cannot do anything on their own.

Mayor James noted Finance Director DiPaolo said it would have to come back to the Commission for approval and asked what if we have already been doing projects. She has a Black History project that is going through Parks & Recreation, but she did not know she had to present it to the Commission.

Finance Director DiPaolo explained in the issue of transparency, we can talk about that tonight to make sure everyone is okay with it and going forward he felt we should have feedback and approval of the entire Commission.

Mayor James said she understands that, and she does not know if she is in favor of abandoning charitable donations, particularly to non-profits.

Commissioner Odman asked why we said no 501(c)(3)'s.

Finance Director DiPaolo said it was from some of the feedback received. If you want to open that up, it is fine.

Commissioner Odman commented she would like to open it up to 501(c)(3)'s with no ties to any Commissioners or a Commissioner's side businesses, etc.

Vice-Mayor Salvino noted he talked to the City Manager on a 501(c)(3) out of our contingencies that we were sponsoring with the Prestige Club, with regard to an email Commission Administrative Coordinator Singh sent around and if we do not do 501(c)(3)'s, then he cannot help them. He has selected Collins Elementary and has already committed to them. Most of the contingency is going to be practical for the City. As far as a 501(c)(3), he is opposed to that part of it. He has a lot of ideas that he feels are good and he is going to ask permission to sponsor Collins School.

Mayor James said initially she was opposed to using discretionary funds for 501(c)(3)'s. We do have programs that have presented themselves; it could be a case-by-case basis. She is okay with supporting the Prestige Club.

Commissioner Davis noted it seemed the Commissioners were all in support of supporting the 501(c)(3)'s, but then there was a lot of red tape. She is in favor of having 501(c)(3)'s; they can provide us their annual report to see what they are doing.

Commissioner Lewellen questioned if we can go ahead and approve the things the Commissioners already have in the pipeline.

Finance Director DiPaolo said yes.

Mayor James suggested we talk about it at the next meeting.

Vice-Mayor Salvino said he thinks we should approve the one item and then bring the others back to discuss later.

Mayor James noted Finance Director DiPaolo should send the Commission the list for all to look at and then discuss them at the next meeting.

City Manager Garcia said we got the clarity regarding 501(c)(3)'s and we will come back at the next meeting with a clearer direction.

3.5 Presentation on "A City on the RISE" Code Compliance, Beach Rangers & BEAM Team update by Eleanor Norena, Director of Community Development

Community Development Director Norena gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Vice-Mayor Salvino said he noticed this week confusion with bulk pickup. Everywhere he goes, there is bulk out; residents do not know when their pickup is. Everywhere you look there is trash on the street. He recommends the code officer knock on the door and give them a new schedule. He also knows tree trimmers are putting out stuff without caring when the pickup is. He talked to City Manager Garcia; someone dumped a hot tub in front of Olsen School. He asked the public to help our BEAM Team; if you see it, take a picture of the car and license plate.

Mayor James said many people do not care; we must enforce the rules so they understand we will not tolerate it.

Commissioner Davis commended the Beach Rangers who are out there and working; they put up new signs, are educating people, and letting them know about our App. By 8:00 a.m., yes there is still trash, but when she leaves her walk, it is all gone. She commended the teams who are out there and thanked them all.

3.6 Special Event request from The Trash Pirates for The Trash Pirates Beach Cleanup to be held at the beach, 151 North Beach Road, on Saturday, February 26, 2022, from 10:00 a.m. - 12:00 p.m. The applicant is requesting a fee waiver. (*Parks & Recreation*)

Commissioner Lewellen motioned to approve the Special Event request for The Trash Pirates Beach Cleanup, including the fee waiver; seconded by Commissioner Davis. The motion carried unanimously.

3.7 Special Event request from Marine Industries Association of South Florida to host its 45th Annual Broward County Waterway Clean-Up to be held at Dania Beach Pier/Marina, 151 North Beach Road, on Saturday, March 5, 2022, from 9:00 a.m. - 1:00 p.m. The applicant is requesting a waiver of special event application and parking fees. (*Parks & Recreation*)

Commissioner Lewellen motioned to approve the Special Event request for the 45th Annual Broward County Waterway Clean-Up, including the waiver of fees; seconded by Commissioner Davis. The motion carried unanimously.

3.8 Special Event Request from the Community Redevelopment Agency for the "Dania Beach 2022 Arts and Seafood Celebration", to be held on April 2-3, 2022, at Frost Park from 11:00 a.m. - 8:00 p.m. on Saturday and from 11:00 a.m. - 6:00 p.m. on Sunday. The applicant is requesting BSO Police and Fire Services, and road closure of Fronton Boulevard from N.E. 2nd Street to N.E. 1st Street. (*Parks & Recreation*)

Commissioner Lewellen motioned to approve the Special Event request for the Dania Beach 2022 Arts and Seafood Celebration, including BSO services and road closure; seconded by Vice-Mayor Salvino. The motion carried unanimously.

4. Proclamations

4.1 Black History Month - Mayor James

Mayor James read the proclamation for Black History Month.

4.2 American Heart Month - Commissioner Davis

Commissioner Davis read the proclamation for American Heart Month.

5. Citizen Comments

There were no comments at this meeting.

6. Public Safety Reports

Captain Daniel Marks, BSO Chief of Police, reported on recent criminal activity in the City and gave updates on homeless outreach, gas station skimmer checks, Teen Spring Camp on March 21-25 at IT Parker Center, and the Real Time Crime Center.

Captain Sergio Pellecer, BSO District Fire Chief, gave an update on departmental activities including call volumes, ladder and hose testing, and company and officer training. He thanked the Commission for approving the SAFER Grant application and staff for their assistance. He noted the SAFER Grant would be included in the next budget process.

A brief discussion ensued on the SAFER Grant and implementation of the new truck.

7. Consent Agenda

Items removed from Consent Agenda: #7.8, #7.9

7.1 Minutes:

Approve Minutes of January 11, 2022 City Commission Hybrid Meeting
Approve Minutes of January 28, 2022 City Commission Hybrid Workshop - RAC
Units & Moratorium on Development

7.2 Travel Requests:

Request from City Manager Ana M. Garcia to attend Legislative Meetings in Tallahassee, Florida on February 15-16, 2022. (Estimated cost \$1,022.33) *(City Manager)*

Resolutions

7.3 RESOLUTION #2022-019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL LANDSCAPING SERVICES EXISTING BETWEEN THE CITY OF DANIA BEACH AND SAM'S LANDSCAPE MAINTENANCE, INC., RELATING TO ADDITIONAL WORK TO BE PROVIDED IN THE SCOPE TO INCLUDE SMALL PROJECTS AND CONTINGENCY WORK ON AN AS NEEDED BASIS FOR AN ANNUAL AMOUNT NOT TO EXCEED THIRTY FIVE THOUSAND DOLLARS (\$35,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.4 RESOLUTION #2022-020

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO RETROACTIVELY APPROVE AN EMERGENCY REPAIR FOR THE NW 1ST STREET DRAINAGE VALLEY GUTTER AND SIDEWALK BY PRECISE STRIPES, LLC., IN THE AMOUNT OF SEVENTY-SEVEN THOUSAND FOUR HUNDRED FIVE DOLLARS (\$77,405.00); IN AN AMOUNT THAT HAS EXCEEDED THE CITY'S ANNUAL VENDOR THRESHOLD OF TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) AND WAIVE THE BIDDING PROCESS FOR FISCAL YEAR 2021-2022; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.5 RESOLUTION #2022-021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS BY THE PUBLIC SERVICES DEPARTMENT AND VARIOUS DEPARTMENTS TO PURCHASE AUTO PARTS, ACCESSORIES AND RELATED PRODUCTS FROM ADVANCE STORES COMPANY, INC., UTILIZING THE CITY OF CHARLOTTE, NORTH CAROLINA CONTRACT NO. 2017000280, FOR THE TERM OF THE CONTRACT ENDING DECEMBER 31, 2023, WHICH PURCHASES MAY EXCEED AN ANNUAL VENDOR TOTAL AMOUNT OF TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00); AUTHORIZING SUCH PURCHASES MADE WITHIN THE RESPECTIVE CITY DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7.6 RESOLUTION #2022-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, EXPRESSING SUPPORT FOR SENATE BILL 476 AND HOUSE BILL 297 WHICH WOULD PROVIDE PENALTIES FOR AGGRESSIVE CARELESS DRIVING RESULTING IN SERIOUS BODILY INJURY OR DEATH AND PROPERTY DAMAGE; URGING THE FLORIDA LEGISLATURE AND GOVERNOR RON DESANTIS TO SUPPORT AND APPROVE THE LEGISLATION; DIRECTING THE CITY CLERK TO DISTRIBUTE COPIES OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Mayor James)*

7.7 RESOLUTION #2022-023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO PURCHASE ONE (1) PACIFIC TEK VALVE EXERCISING MACHINE FOR THE PUBLIC SERVICES DEPARTMENT, IN AN AMOUNT NOT TO EXCEED SIXTY EIGHT THOUSAND DOLLARS (\$68,000.00), FROM JET-VAC EQUIPMENT COMPANY LLC., WITHOUT COMPETITIVE BIDDING, AND WITHOUT ADVERTISEMENT FOR BIDS, BY UTILIZING THE PRICING UNDER THE NORTH CAROLINA SHERIFFS' ASSOCIATION ("NCSA") CONTRACT 22-06-0426; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Commissioner Odman motioned to adopt the Consent Agenda, with the exception of Item #7.8 and #7.9; seconded by Commissioner Lewellen. The motion carried unanimously.

7.8 RESOLUTION #2022-024

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, DISSOLVING THE CREATIVE ARTS COUNCIL ADVISORY BOARD AND REPEALING RESOLUTION NOS. 2012-056, 2013-055 AND 2014-014; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of Resolution #2022-024.

Mayor James said she wanted to make sure we were all okay with the decision to fully sunset the CACAB and questioned if there were any ideas or conversation on how we want to incorporate some of the CACAB members into the Art in Public Places board.

Commissioner Davis noted they were unable to function because of a lack of quorum. She believes the Art in Public Places plan sets forth two spaces on the board from the CACAB. There are specific criteria for who can serve on Art in Public Places. The application process is still being done.

City Manager Garcia said the request to sunset the CACAB came from the board itself.

Commissioner Lewellen motioned to adopt Resolution #2022-024; seconded by Vice-Mayor Salvino. The motion carried unanimously.

7.9 RESOLUTION #2022-025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO A LEASE AGREEMENT WITH LUCKY FISH II, LLC, RELATING TO THE CITY'S LETTER OF INTEREST NO. 21-011, COPY OF WHICH LEASE AGREEMENT IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Manager/City Attorney)*

City Attorney Boutsis read the title of Resolution #2022-025.

Mayor James noted she had conversations with the City Attorney and different people in real estate and has reviewed the agreement a few times and she has a few changes that would make it more consistent with the Quarterdeck. She would like to go over it today with the City Attorney. She is asking for a consensus to go back to the drawing board.

City Attorney Boutsis reviewed the terms of the negotiated contract which were set forth in the memo included in the agenda packet.

Mayor James said she wants to start at 6% for years 1 thru 5 and then go up incrementally from there. She also wants to shorten the extension terms to two 10-year terms instead of 15-year terms. She noted she is not expecting to negotiate right here.

City Attorney Boutsis asked the Commission what they wanted to do.

Mayor James said base rent is also an issue.

City Attorney Boutsis explained Quarterdeck does not maintain the elevators, roof, pilings, foundation and does not paint the building. Lucky Fish would be responsible for complete construction and all those requirements. She asked for direction from the Commission to renegotiate the terms as requested by the Mayor.

Commissioner Davis said we are not investing in any part of the construction; Lucky Fish is completely responsible for it. We are not investing in the \$5 million. We should not compare Lucky Fish with Quarterdeck. She is not in favor of it as she sees their investment from the beginning. She would like City Attorney Boutsis to clarify their level of renovation.

City Attorney Boutsis responded they need to keep it to a Class A space, and they have a schedule where they do complete modifications every 10 years on their dime.

Commissioner Lewellen said they are two different businesses, and she is troubled as to why Quarterdeck would be involved in the terms of the lease with Lucky Fish. They are two different leases. They are going to come to us at some point to renegotiate their lease, but this is not the time. Our residents want this to happen; we are already late, and she does not see a point to going back and starting over. We do not have to spend a dime; it is all on them. She is not in favor of renegotiating.

Mayor James clarified that the Quarterdeck has not asked her to negotiate anything on their behalf. She likes to do things that are fair and consistent. She does not care how much we have to negotiate if we have to do it to get it right. You do not have to start back at ground zero to tweak a few things. It is prime real estate; she wants to make sure we are getting the most and best we can for our residents and our future revenue here.

Vice-Mayor Salvino said the presentation has been made and he has heard both sides. He called for the vote.

Commissioner Lewellen motioned to adopt Resolution #2022-025; seconded by Vice-Mayor Salvino. The motion carried on the following 5-0 Roll Call vote:

Commissioner Davis	Yes	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	Yes

Commissioner Odman

Yes

8. Bids and Requests for Proposals

There were no proposals on this agenda.

9. Public Hearings and Site Plans

9.1 ORDINANCE #2022-001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 OF THE CITY CODE OF ORDINANCES WHICH CHAPTER IS ENTITLED "LAND DEVELOPMENT CODE," SUBPART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS", ARTICLE 300, ENTITLED "HOW TO USE," AT SECTION 300-10, ENTITLED "THE CRA INCLUDES SIX FORM-BASED DISTRICTS"; AMENDING SECTION 300-30, ENTITLED "HOW TO DETERMINE THE BUILDABLE AREA OF A LOT, ALLOWABLE DENSITY AND BUILDING HEIGHT;" AMENDING ARTICLE 301, ENTITLED "LEGAL AND ADMINISTRATIVE PROVISIONS," AT SECTION 301-20, ENTITLED "APPLICABILITY" TO FURTHER ADDRESS REGIONAL ACTIVITY CENTER (RAC) FUTURE LAND USE DESIGNATIONS AS IDENTIFIED IN THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Continued from January 11, 2022)*
(Community Development)

City Attorney Boutsis read the title of Ordinance #2022-001.

Corinne Lajoie, Assistant Director of Community Development, gave a presentation on the text amendment to address RAC future land use designations and described the changes made to the ordinance since first reading as the result of the workshop held on January 28, 2022.

Mayor James asked for clarification that approval of this will allow the remaining units to not have restrictions.

Assistant Community Development Director Lajoie said yes.

Mayor James opened the Public Hearing. Seeing as there was no one else to speak in favor or opposition, she closed the Public Hearing.

Vice-Mayor Salvino motioned to adopt Ordinance #2022-001, on second reading; seconded by Commissioner Lewellen. The motion carried unanimously.

9.2 ORDINANCE #2022-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA RELATING TO THE CITY'S CODE OF ORDINANCES AMENDING CERTAIN PROVISIONS TO FURTHER ESTABLISH IRRIGATION RESTRICTIONS BY AMENDING CHAPTER 27, ENTITLED "WATER AND SEWERS", AT ARTICLE II, ENTITLED "WATER SHORTAGE REGULATIONS," AT SECTION 27-43, ENTITLED "PERMANENT RESTRICTIONS FOR LAWN AND LANDSCAPING IRRIGATION", PROVIDING FOR

CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(SECOND READING)** *(Public Services)*

City Attorney Boutsis read the title of Ordinance #2022-009 and noted staff is requesting the item be continued until February 22, 2022, to allow time to make modifications to the ordinance.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Commissioner Lewellen motioned to continue Ordinance #2022-009, on second reading, until the February 22, 2022, City Commission meeting at 7:00 p.m.; seconded by Vice-Mayor Salvino. The motion carried unanimously.

9.3 ORDINANCE #2022-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000,000.00), WHICH EXPENDITURE IS NOT TO EXCEED THE PROJECT ESTIMATE APPROVED BY THE CITY COMMISSION IN THE PROJECTED AMOUNT OF EIGHTEEN MILLION ONE HUNDRED THOUSAND DOLLARS (\$18,100,00.00) TO FUND THE PARKS MASTER PLAN PHASE I – CW THOMAS PARK PROJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Parks & Recreation)*

City Attorney Boutsis read the title of Ordinance #2022-010.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Vice-Mayor Salvino motioned to adopt Ordinance #2022-010, on first reading; seconded by Commissioner Lewellen. The motion carried unanimously.

9.4 ORDINANCE #2022-011

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF CITY FUNDS EXCEEDING ONE MILLION DOLLARS (\$1,000,000.00), WHICH EXPENDITURE IS NOT TO EXCEED THE PROJECT ESTIMATE OF ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) APPROVED BY THE CITY COMMISSION, TO FUND THE SW 43RD TERRACE DRAINAGE IMPROVEMENT PROJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Public Services)*

City Attorney Boutsis read the title of Ordinance #2022-011.

Mayor James opened the Public Hearing. Seeing as there was no one to speak in favor or opposition, she closed the Public Hearing.

Commissioner Lewellen motioned to adopt Ordinance #2022-011, on first reading; seconded by Vice-Mayor Salvino. The motion carried unanimously.

9.5 ORDINANCE #2022-012

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST OF THE PROPERTY OWNER JOHN SCHAAF, TO REZONE LAND AND ALLOCATE FLEXIBILITY UNITS FOR LAND BEARING THE ADDRESS OF 4900 SW 31 AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT “A”, A COPY OF WHICH IS ATTACHED TO THIS ORDINANCE; AMENDING THE CURRENT ZONING CLASSIFICATION FROM ESTATE RESIDENTIAL DISTRICT (E-1) TO RESIDENTIAL MULTIFAMILY DISTRICT (RM); AND AMENDING THE CITY’S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. **(FIRST READING)** *(Community Development)*

City Attorney Boutsis read the title of Ordinance #2022-012 and advised the item was a quasi-judicial hearing and swore-in those who would speak as they came forward. She asked the Commission to disclose any communication they had on this matter.

Corinne Lajoie, Assistant Director of Community Development, gave an overview of the rezoning and flexibility units requests for Dania Preserve.

Dennis Mele, Greenspoon Marder, representing the applicant, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Vice-Mayor Salvino asked if the number of units per acre Attorney Mele spoke about excluded the lake.

Attorney Mele responded the lake is included in the acreage. Their lot sizes are larger than the other developments and they are building at six units an acre.

Mayor James asked what their traffic engineers said regarding possible stacking on 31st Avenue when they have 76 units in. She has a concern of stacking going both ways.

Attorney Mele explained on their plan, they would have a long driveway coming off 31st before the clubhouse and they have recessed the access gate well off the roadway. This was also reviewed by City engineers, and they found it to be acceptable. This will also be reviewed by the County to verify this is designed properly.

Mayor James asked how large the trees would be when planted.

Attorney Mele responded they are 12 feet at the time of planting.

Mayor James noted she received a few emails from residents in Key North and they were concerned regarding visibility.

Attorney Mele said it probably came from a resident of Cocoplum; this is why he presented the line-of-sight diagram and would address it when the site plan is brought forward.

Commissioner Lewellen asked if any environmental studies have been done.

Attorney Mele said plant, animals, soil, and contamination tests.

Commissioner Lewellen commented the lake has been stagnant for some time and asked if there would be an odor.

Attorney Mele explained it should not be an issue but if there is, they will address it. They will be getting permits from the South Florida Water Management District and Broward County which will deal with the drainage issues. They are building this to meet residential standards.

Commissioner Lewellen asked if these will be ownership units.

Attorney Mele said these are fee simple ownership townhomes with a homeowner's association managing the common areas. These are not rentals.

Commissioner Lewellen asked about the traffic. We have a problem in that area with people cutting through the mobile home areas and she is wondering if something can be done to reduce the traffic going into those areas.

Attorney Mele noted they will talk with the Public Services Director, City Engineer, and their traffic engineer to see what can be done.

Commissioner Lewellen said when everything opens, there will be a lot of cut-throughs.

Attorney Mele stated he was talking to Charlotte Sloboda, and she has asked him to come out and look at it and he will.

Commissioner Davis commented she likes the fact it is low density, bigger lots, will sell for more and has a two-car garage, but her issue is the aesthetics. She is glad they are not rentals but wants something with a wow factor, something dynamic and unique. This to her when she first looked at the site plan, looked like Legos. For half a million dollars she wants to see that X factor and she just does not see it.

Vice-Mayor Salvino asked if they could put signs out on the street that flash how fast people are going.

Attorney Mele said he would be willing to work with Public Services on that.

Mayor James opened the Public Hearing.

Carlos Gonzalez, 3042 Red Mangrove Lane South, expressed concern with the site plan, the trees and increase in 16 units that will be creating a density that is problematic. The nine-foot wall is not enough. He is a board member of Cocoplum and speaks on behalf of the community.

James Ruccolo, 3062 Red Mangrove Lane, expressed concern with the ecosystem and the increase in number of units. He has a problem with this development being right on top of Cocoplum.

Pedro Caraballo, 3067 Red Mangrove Lane North, board member of Cocoplum, said he appreciates the developer trying to build a nine foot wall, but shares the same concern as his neighbors. He is troubled with flex units, traffic, problems with rains, drainage, and repurposing of the lake.

Nicholas Hernandez, 3038 Red Mangrove Lane, commented he resides in Cocoplum, and his back yard is facing the lake. He also shares the concern of his neighbors and is bothered with the number of units they are trying to fit in; this is too invasive and is a monster project.

Attorney Mele addressed the concerns of the four residents who spoke. Their mitigation trees would be 16 feet tall. Each unit has space for four cars, but he did not say they would each have four cars. He addressed the 100-year storm regarding the lake, and noted he got the point about the look of the buildings. In terms of the lake, they will be doing the filling properly pursuant to the permits issued by the Water Management District and the County.

Commissioner Odman spoke about the workshop where a moratorium was discussed. After that workshop, if you have met all the qualifications and done all the things, she does not see how the Commission can keep poo pooing a project. She said she supports the project and thinks it will be beneficial to the neighborhood.

Mayor James noted this is not a cut and dried development; she has always been a proponent of the community. She is always going to ask the applicant to work something out with the community to make sure those needs are met as they are the ones who will have to live with the development in their community.

Vice-Mayor Salvino said he understands being the last one is always a problem and has a question on the E-1 zoning. He is not comfortable with what is going on; he would like to visit the property and talk to our zoning department.

Attorney Mele commented he would hope the Commission votes on it at first reading and noted 600 plus people have received notice of this. He did listen to the workshop last week. This is not in the RAC, and this is not a situation where they are asking for large amounts of density or building height. He felt they could address each of the issues and if Vice-Mayor Salvino talks to staff, they can give him the densities associated with each.

Vice-Mayor Salvino said he would vote to pass this on first reading but would have a ton of questions on second reading.

Commissioner Lewellen asked about the E-1 zoning.

Attorney Mele explained E-1 allows one house per acre.

Mayor James asked if approval would mean they are allowed the flex units.

Attorney Mele said the flex units are mentioned in the staff report but the ordinance itself just mentions rezoning from one category to the next and does not mention the flex units.

Xiomara Goicoechea, 3038 Red Mangrove Lane South, spoke in opposition to the development. She said this affects more than just four residents and the board members are present representing the residents. She does not understand how the 9-foot wall will help and thanked Mayor James for trying to get the applicant to work with the neighborhood.

Seeing as there was no one else to speak in favor or opposition, Mayor James closed the Public Hearing.

Vice-Mayor Salvino motioned to adopt Ordinance #2022-012, on first reading; seconded by Commissioner Odman. The motion carried on the following 3-2 Roll Call vote:

Commissioner Davis	No	Vice-Mayor Salvino	Yes
Commissioner Lewellen	Yes	Mayor James	No
Commissioner Odman	Yes		

10. Discussion and Possible Action

- 10.1 Authorize staff to engage a consultant in the creation of enhanced green regulations/net zero - Corinne Lajoie, Assistant Director of Community Development

Assistant Community Development Director Lajoie noted staff received price ranges from several firms; the price point is below \$25,000.00 and we will be able to do this administratively.

11. Commission Comments

11.1 Commissioner Davis

Commissioner Davis thanked everyone who was involved with the motorcycle show. Coming up at the Casino on February 19th is the Rock the Block food truck event. Also, this weekend, WMODA is having an event featuring Lloyd Goradesky who will also be featured at Dania After Dark. She is excited to have a full day of “Let Love Guide Your Way”.

11.2 Commissioner Lewellen

Commissioner Lewellen spoke about the motorcycle show and noted it was well-attended. She also went to the Ignite exhibit at the MAD art gallery; it was a fabulous exhibit. She thanked American Legion District 9 for having her speak; this is a ceremony every year, but this year it was in Dania Beach, and it was a wonderful event. This past weekend, she attended the opening

of Griffin Market at Community Bible Church on Griffin Road; they are doing it every Saturday and have food and music. It was a nice event and nice to see something out west.

11.3 Commissioner Odman

Commissioner Odman noted she is glad to hear she was not the only one attending the Ignite event at the MAD museum. There have been some phenomenal artists there.

11.4 Vice-Mayor Salvino

Vice-Mayor Salvino said he attended the Lions Club street cleanup; they picked up trash on Southwest 4th Avenue. He also participated in the Lions Club motorcycle event; they went through 22 kegs of beer on a cold day. It was a great draw of people from everywhere. He is happy with the artist, Skyler Nador, and thanked Deputy City Manager Sosa-Cruz for his assistance. He attended the Prestige Club Gala; he really enjoys their hard work and what they do. They Honored Ron Bergeron at their event and he donated \$25,000.00 for their program. Without donations from these large donors, that club would not exist.

11.5 Mayor James

Mayor James noted March 3rd is the Broward League of Cities meeting at Rodizio Grill that the City is hosting. She asked Vice-Mayor Salvino about the plastic thing and if it is a program; he said he was not sure. Mayor James thought this would be good program for the City; collect plastics and then make it into a bench. She will bring information back from Brother Mac.

12. Appointments

12.1 General Employees Pension Board – no appointment

12.2 Green Advisory Board

Commissioner Davis appointed: Joanna Granett

Vice-Mayor Salvino motioned to approve the appointments; seconded by Commissioner Odman. The motion carried unanimously.

13. Administrative Reports

13.1 City Manager

City Manager Garcia noted rather than unveiling the Let Love Guide Your Way sculpture as planned on February 14th, it would be better for everyone to hold it on Saturday, February 12th between 5:00-5:30 p.m. to coincide with the Dania After Dark event on this day.

The Commission consensus was to hold the unveiling at 5:30 p.m. on Saturday, February 12, 2022.

City Manager Garcia reported the City Hall west wing project commenced last week; it should be completed by May or June. March 31st will be our last day of COVID testing; information will be disseminated. We will be bringing City branded products to our Finance window; the goal was initially for the CRA to have a storefront, which is being worked on. In the meantime, we will showcase various products no later than April.

City Manager Garcia said she and Commissioner Davis will be going to Tallahassee next week to express gratitude to those who have assisted with us obtaining funding.

City Manager Garcia spoke about the Nyberg-Swanson House; the goal is to present two options which are restore with historic preservation and restore without historic preservation.

13.2 City Attorney

City Attorney Boutsis gave a brief update on 1,000 Mermaids, and noted they are close to an agreement with the City of Hollywood and shortly thereafter we should be receiving our payment.

13.3 City Clerk - Reminders

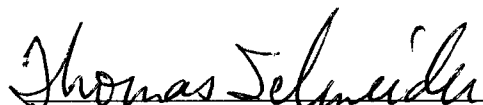
Tuesday, February 22, 2022 - 7:00 p.m.
Tuesday, March 8, 2022 - 5:30 p.m.
Tuesday, March 8, 2022 - 7:00 p.m.
Tuesday, March 22, 2022 - 7:00 p.m.

City Commission Meeting
CRA Board Meeting
City Commission Meeting
City Commission Meeting

14. Adjournment

Mayor James adjourned the meeting at 10:03 p.m.

ATTEST:


THOMAS SCHNEIDER, CMC
CITY CLERK



CITY OF DANIA BEACH


TAMARA JAMES
MAYOR

Approved: March 22, 2022



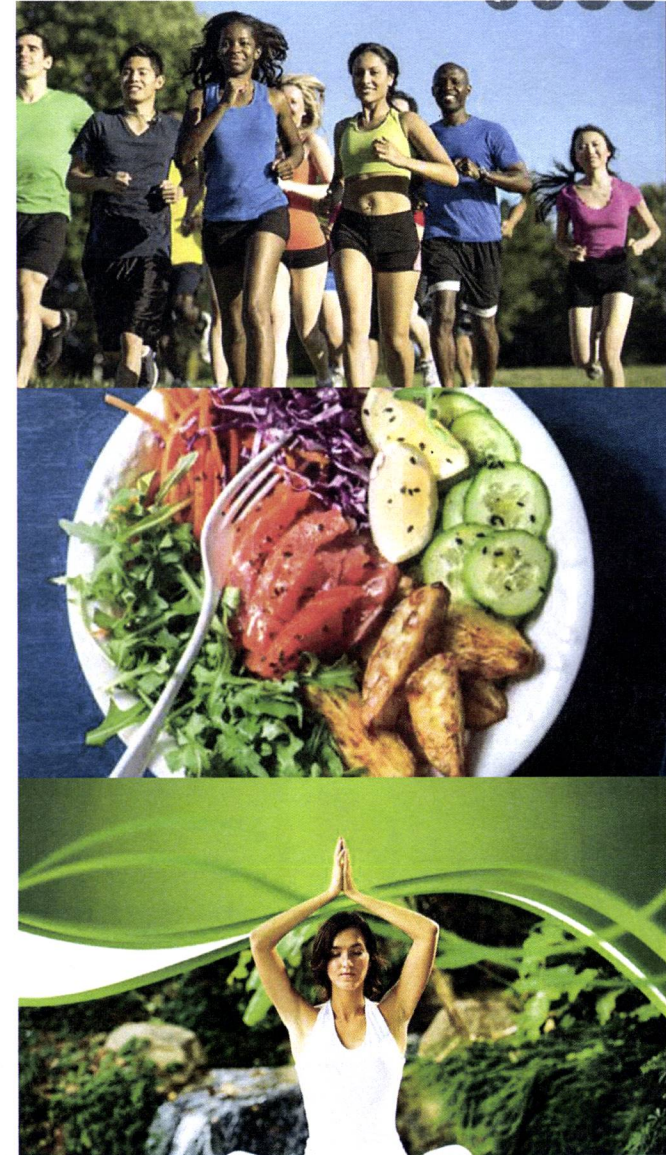
Get Fit Dania Beach!

A HEALTH & WELLNESS INITIATIVE

Get Fit Dania Beach Vision & Mission

Vision: to promote a lifestyle of health and wellness for the mind, body, and spirit in Dania Beach. A focus that can make a major difference in everyone's lives

Mission: to inspire every resident to live healthier lives through a combination of physical fitness, nutrition, mindfulness, and emotional health



Alignment with our Strategic Plan

Support for families and a healthy lifestyle

Recreation & leisure activities for all generations

Family friendly community events and festivals

Maintain & enhance community walkability / bikeability

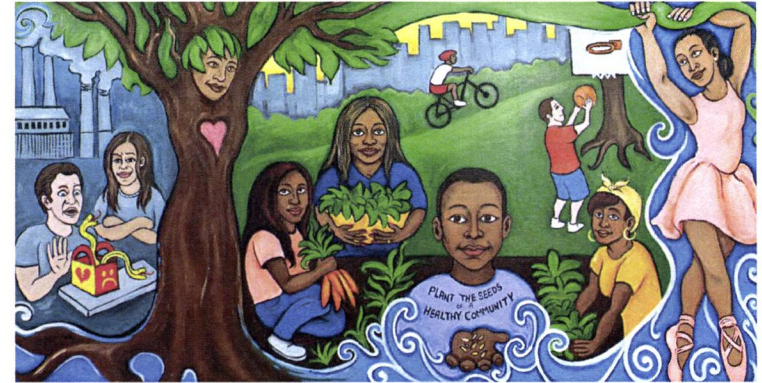
Benefits

- ❖ Community-based participatory research shows how a community initiative creates networks to improve well-being
- ❖ Results confirm that community-based interventions are promising for health promotion and disease prevention
- ❖ Healthier people build healthier organizations & communities
- ❖ Engaging in moderate physical activity for 30 minutes five or more times per week substantially reduces the risk of **coronary heart disease, stroke, colon cancer, diabetes, high blood pressure, and obesity**, and walking is an easy and accessible way to achieve this goal
- ❖ Healthier residents create a healthier world

References

Nickel, S., & von dem Knesebeck, O. (2020). Effectiveness of Community-Based Health Promotion Interventions in Urban Areas: A Systematic Review. *Journal of Community Health, 45*(2), 419–434. <https://doi.org/10.1007/s10900-019-00733-7>

Wray, R. J., Jupka, K., & Ludwig-Bell, C. (2005). A community-wide media campaign to promote walking in a Missouri town. *Preventing Chronic Disease*, 2(4), A04



2022 Employee Wellness Fair

- Biometric readings
- Chair Massages
- Chiropractor
- Smoothies
- Giveaways
- & More

GET FIT
DANIA BEACH

The City of Dania's Beach's
2022 WELLNESS FAIR
Wednesday, April 13th | 9:00am - 1:00pm
Location: I.T. Parker Community Center
901 NE 3rd Street, Dania Beach, FL 33004

DOOR PRIZES & GIVEAWAYS!

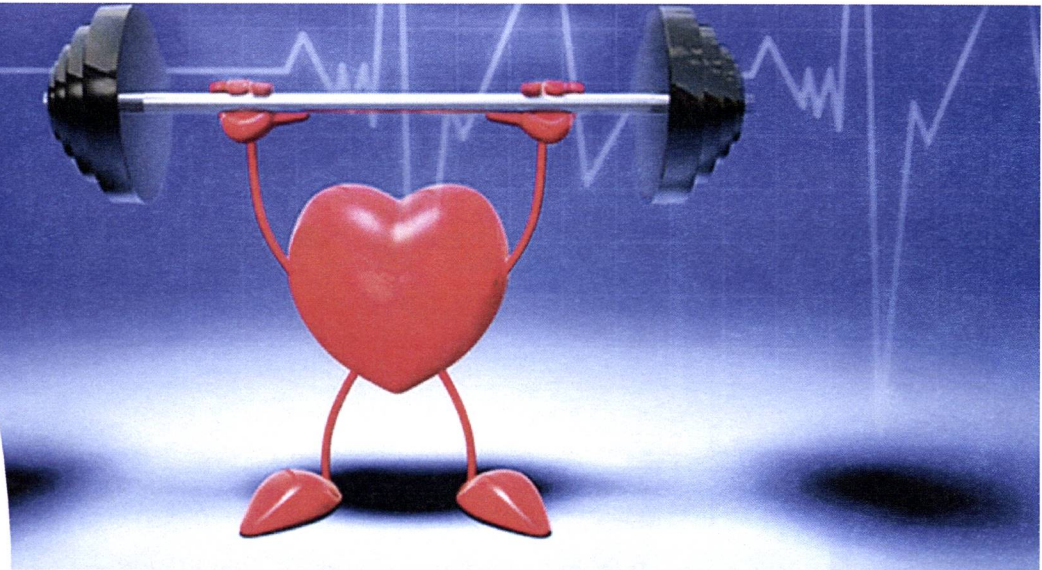
Because the City values your feedback, we want to hear from you! Please share your ideas with HR to make our Health Fair even better.

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH
RISE
RESPECT. INTEGRITY.
STANDARD OF EXCELLENCE.

FUN RUN UNDER THE SUN 5K COMING FALL 2022

- ❖ Get ready for the **City of Dania Beach Community 5K Walk/Run** in partnership with Dania Pointe and Frankie Ruiz, Chief Wellness Officer, City of Miami



Proposed Route for 5k Walk/ Run Under the Sun

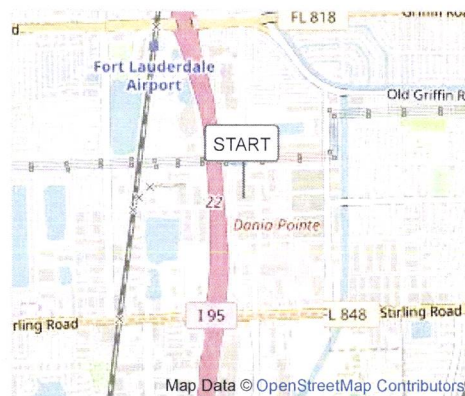


Dania Beach 5K Option 2

ROUTE INFORMATION

ROUTE LENGTH	3.146 miles
ASCENT	91 ft
DESCENT	91 ft
HILLS	□ 39.3% □ 37.5% □ 23.2%
TERRAIN	Road □
START	LAT: 26.053742, LNG: -80.160812

plotaroute.com



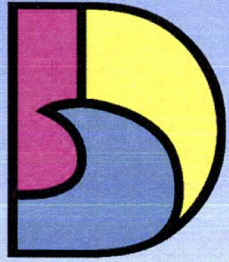
Get Fit Dania Beach Events & Opportunities

Get Fit Dania Beach
Employee Wellness Fair
April 13, 2022
9:00 am – 1:00pm

Fun Run Under the Sun 5K
with Dania Pointe &
Frankie Ruiz
Fall 2022

Community Partnership
Opportunities





DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

A CITY ON THE R.I.S.E.



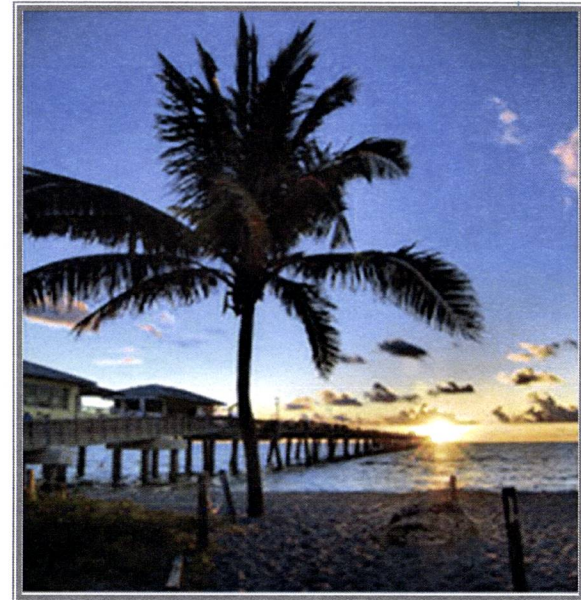
Code Compliance Team



✓ 5 Full-Time Code Compliance Officers

The Code Compliance Mission is to:

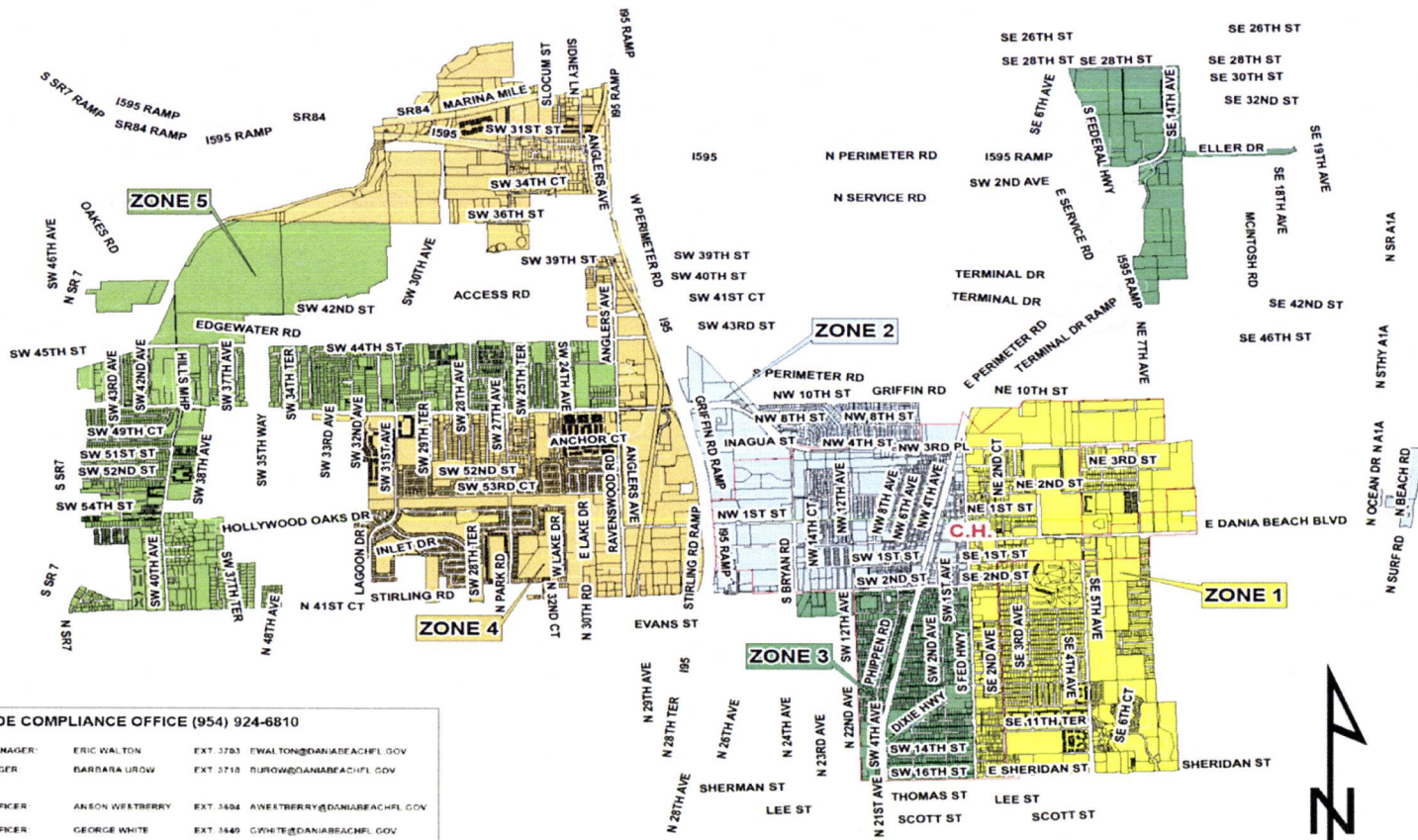
- ✓ Protect public health & life safety
- ✓ Sustain the quality of life for citizens
- ✓ Equitable enforcement of the City's Code of Ordinances





DANIA BEACH
SEA IT LIVE IT LOVE IT

CODE COMPLIANCE ZONE MAP

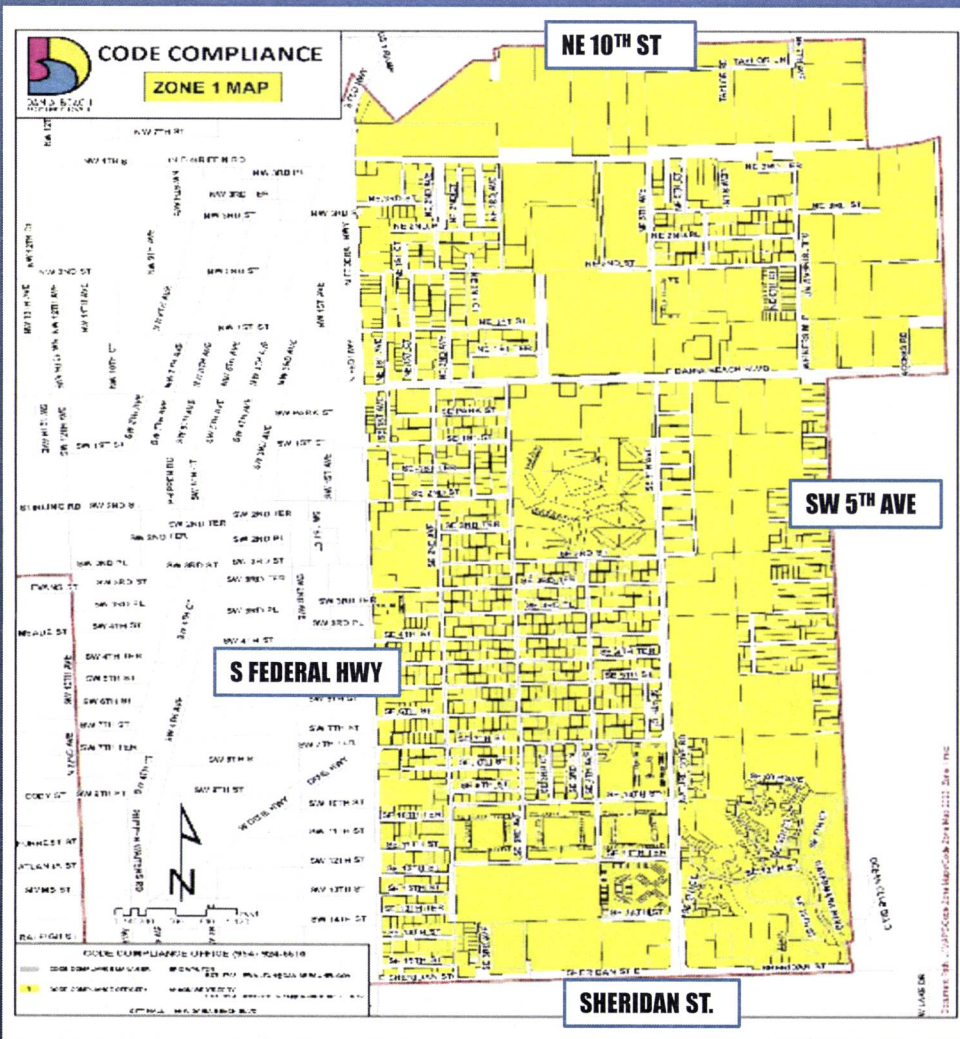


CODE COMPLIANCE OFFICE (954) 924-6810

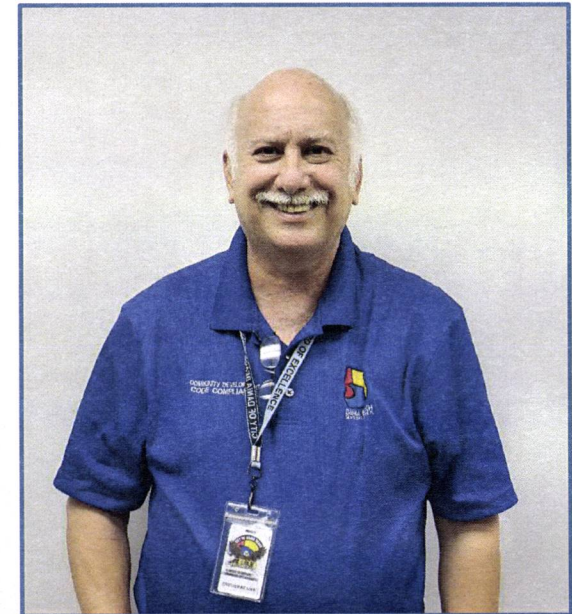
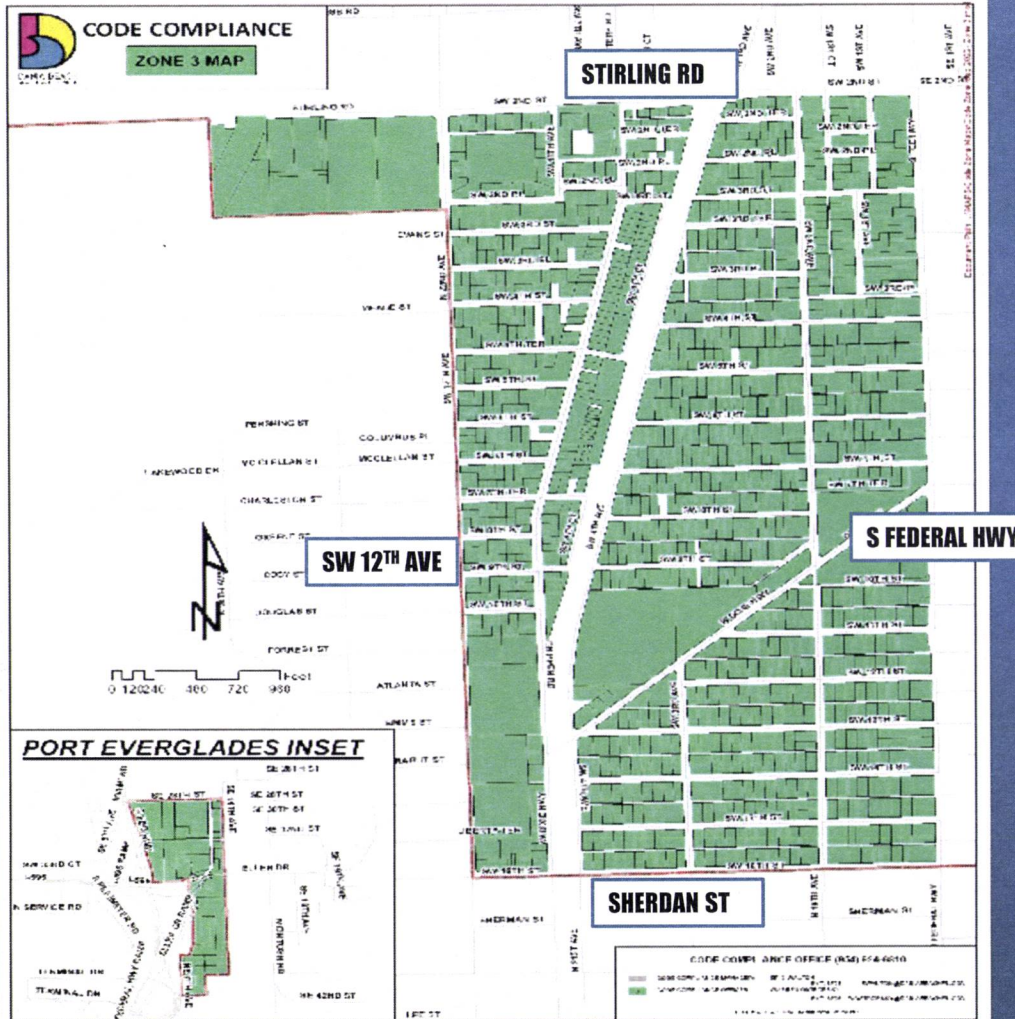
	CODE COMPLIANCE MANAGER:	ERIC WALTON	EXT. 3783	EWALTON@DANIBEACHFL.GOV
	BEACH RANGER MANAGER:	BARBARA UROW	EXT. 3718	BUROW@DANIBEACHFL.GOV
1	CODE COMPLIANCE OFFICER:	ANSON WESTBERRY	EXT. 3494	AWESTBERRY@DANIBEACHFL.GOV
2	CODE COMPLIANCE OFFICER:	GEORGE WHITE	EXT. 3449	GWHITE@DANIBEACHFL.GOV
3	CODE COMPLIANCE OFFICER:	WARREN OSTROFSKY	EXT. 3786	WOSTROFSKY@DANIBEACHFL.GOV
4	CODE COMPLIANCE OFFICER:	WINDY DAMIS	EXT. 3448	WDAMIS@DANIBEACHFL.GOV
5	CODE COMPLIANCE OFFICER:	RICKY ALI	EXT. 2447	RALI@DANIBEACHFL.GOV

CITY HALL - 106 W DANIA BEACH BLVD

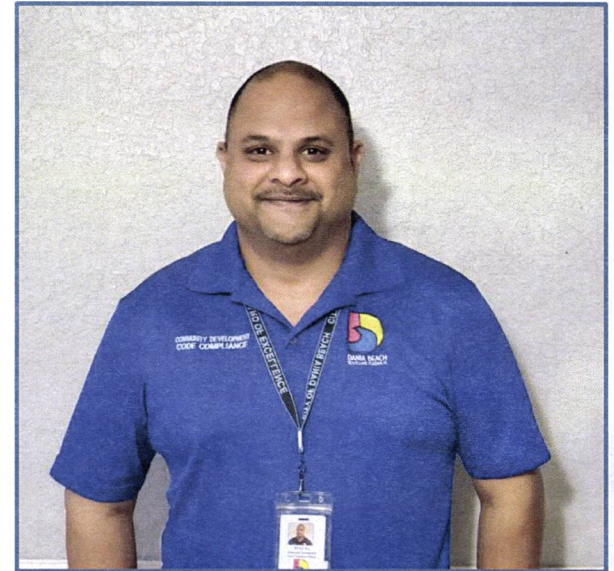
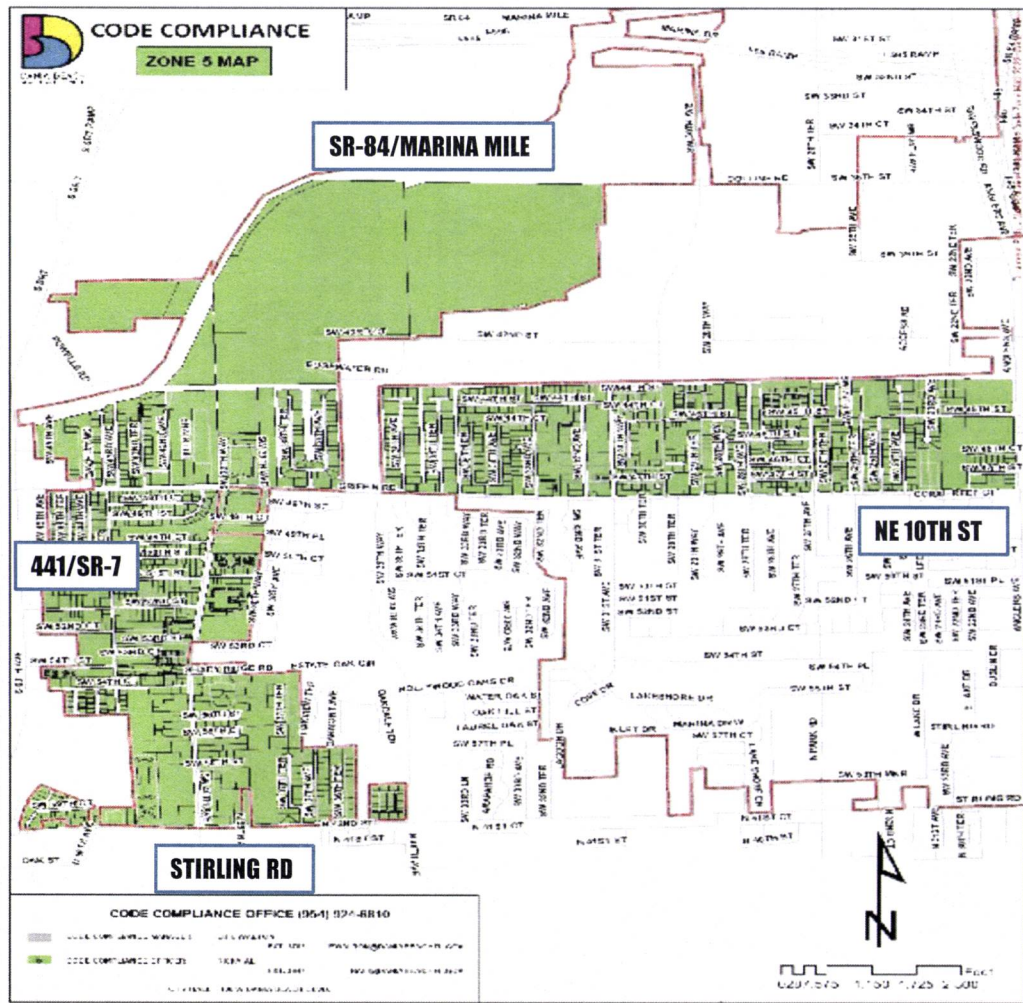
0 650 1,300 2,600 3,900 5,200 Feet



Code Compliance Officer
Anson Westberry
954-924-6810 x3604
awestberry@daniabeachfl.gov



Code Compliance Officer
Warren Ostrofsky
954-924-6810 x3606
wostrofsky@daniabeachfl.gov



Code Compliance Officer
Ricky Ali
954-924-6810 x3647
rali@daniabeachfl.gov

NEW B.E.A.M. Team



✓ 4 Full-time Team Members



BEAUTIFICATION, EXCELLENCE AND MAINTENANCE

The B.E.A.M. Team duties include:

- ✓ Improved cleanliness and appearance citywide
- ✓ Maintain beach pristine, safe and environmentally friendly
- ✓ Immediate removal of graffiti citywide
- ✓ Effective litter control, curb painting and illegal dumping removal
- ✓ Proactive response to roadway/sidewalk repairs
- ✓ If area is not in jurisdiction of Dania Beach immediately contact agency/municipality (FDOT, FEC, Broward County, Fort Lauderdale, Hollywood)
- ✓ Report/notify all Departments on items to be addressed



NEW Beach Ranger Team



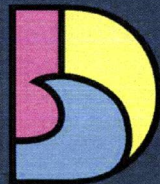
✓ 2 Full-Time & 2 Part-Time Members

Beach Rangers are First Aid and CPR certified and duties include:

- ✓ Littering violations
- ✓ Dogs on the Beach
- ✓ Parking Enforcement
- ✓ Monitor Facility Maintenance (bathrooms, pier, park)
- ✓ Monitor Signage (repair or replacement of signs)
- ✓ Enforce Illegal Public Consumption of Alcoholic Beverages
- ✓ Monitor sand dunes and notify Public Services if repairs or plant replacements are needed
- ✓ Monitor traffic and capacity
- ✓ Monitor flooding due to storm, King Tide or environmental changes



Questions?



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Eleanor Norena, CFM

**Community Development
Director**

Phone: 954-924-6805 x3645

Email: enorena@daniabeachfl.gov

Corinne Lajoie, AICP

**Community Development
Assistant Director**

Phone: 954-924-6805 x3704

Email: clajoie@daniabeachfl.gov

Eric Walton

Code Compliance Manager

Phone: 954-924-6810 x3703

Email: ewalton@daniabeachfl.gov

Barbara Urow

Beach Ranger Manager

Phone: 954-924-6810 x3718

Email: frodriguez@daniabeachfl.gov

BROWARD'S FIRST CITY
daniabeachfl.gov



**Rezoning Application
RZ-067-21
City Commission
February 8, 2022**

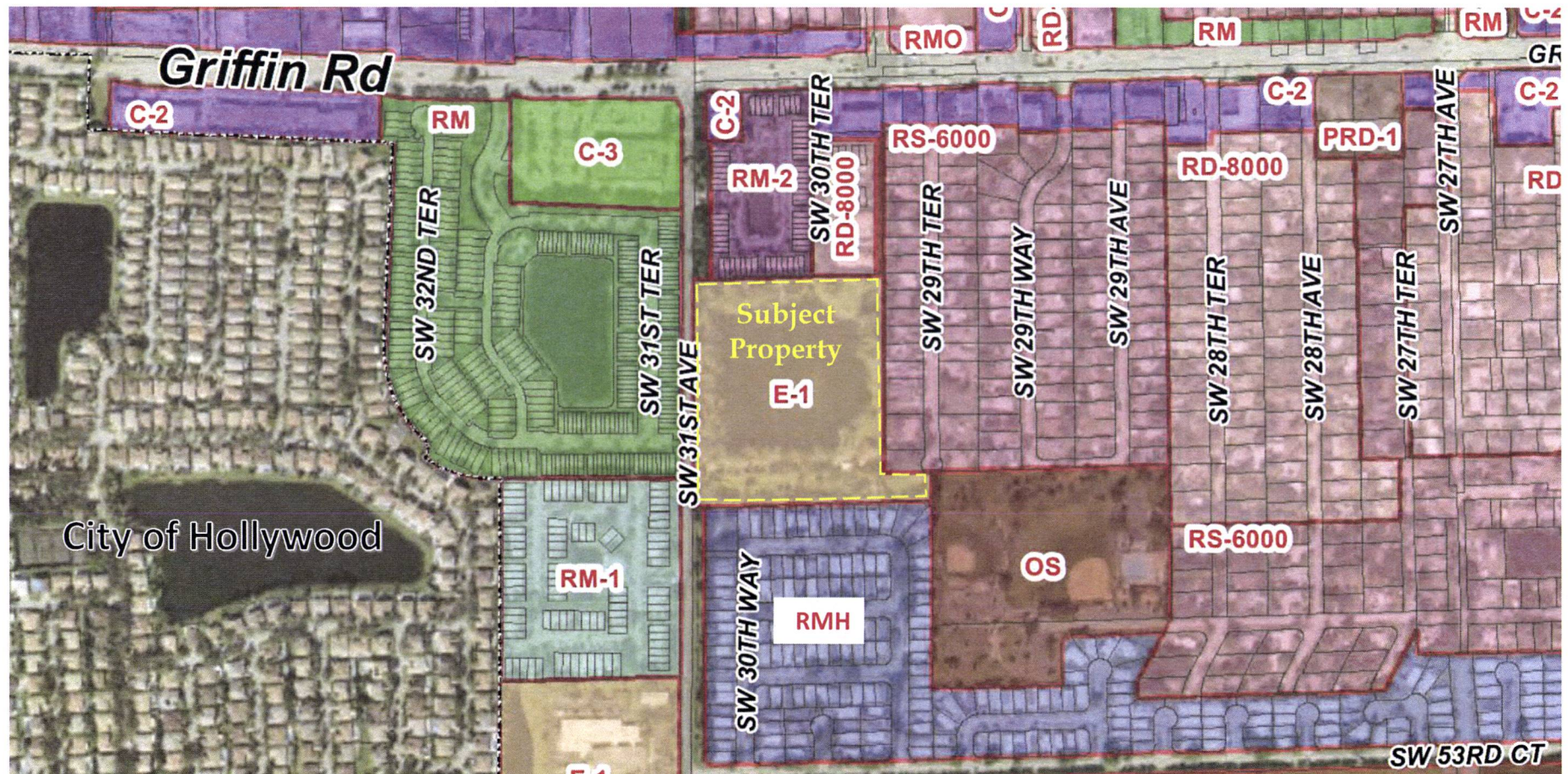
Location Map



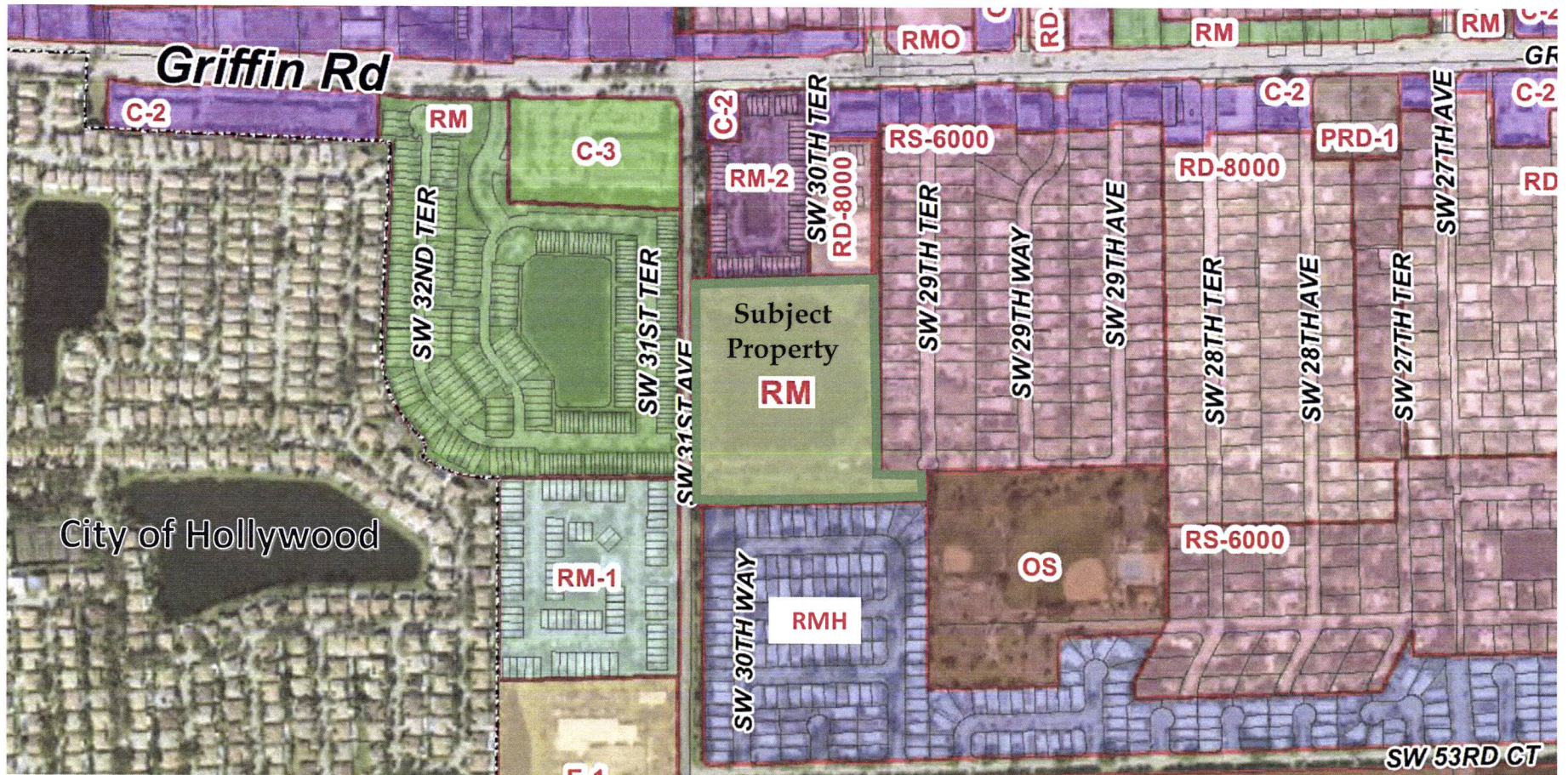
Aerial



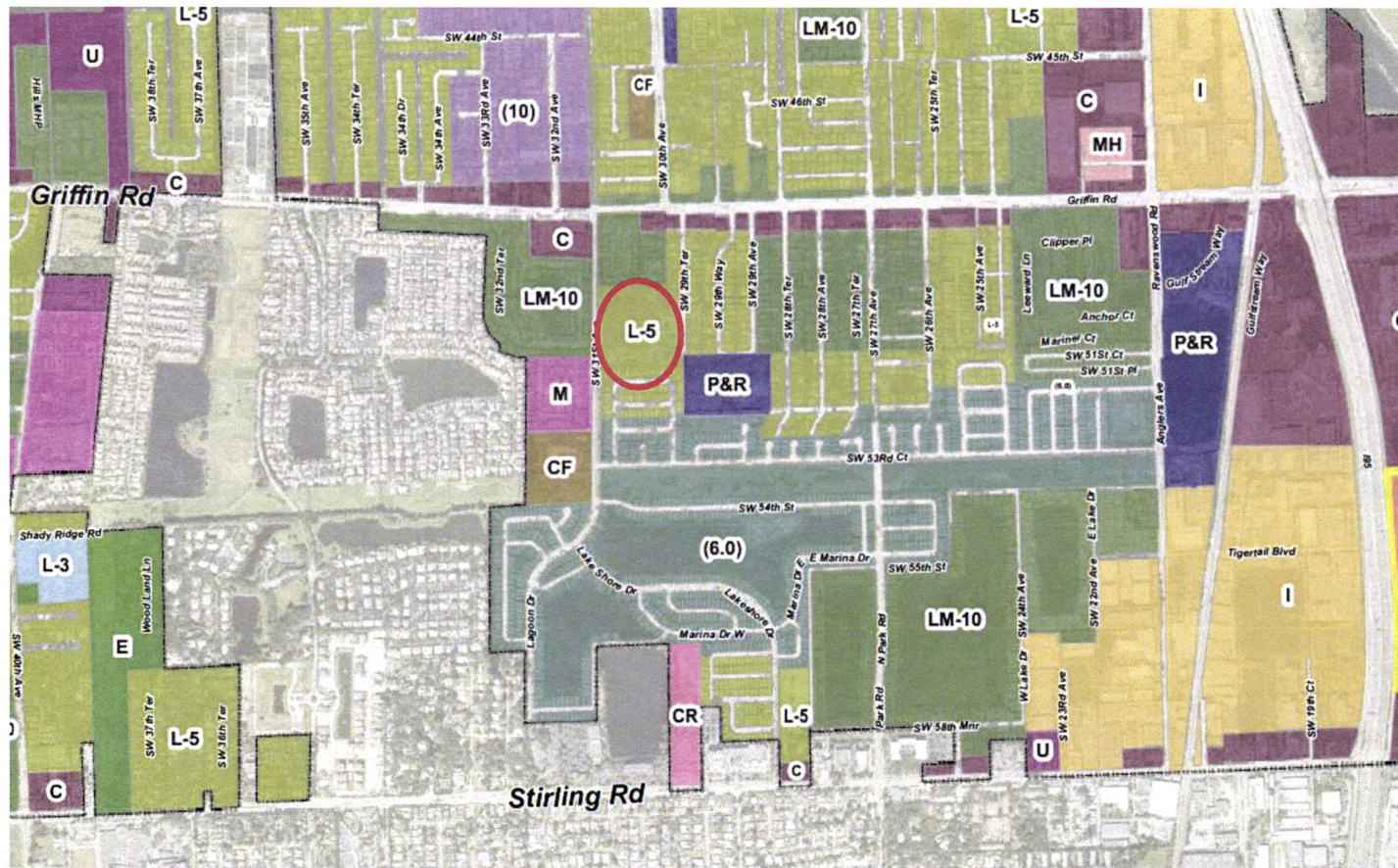
Existing Zoning - E-1 Single-family Estate



Proposed Zoning - RM Multiple-family 10 DU/AC



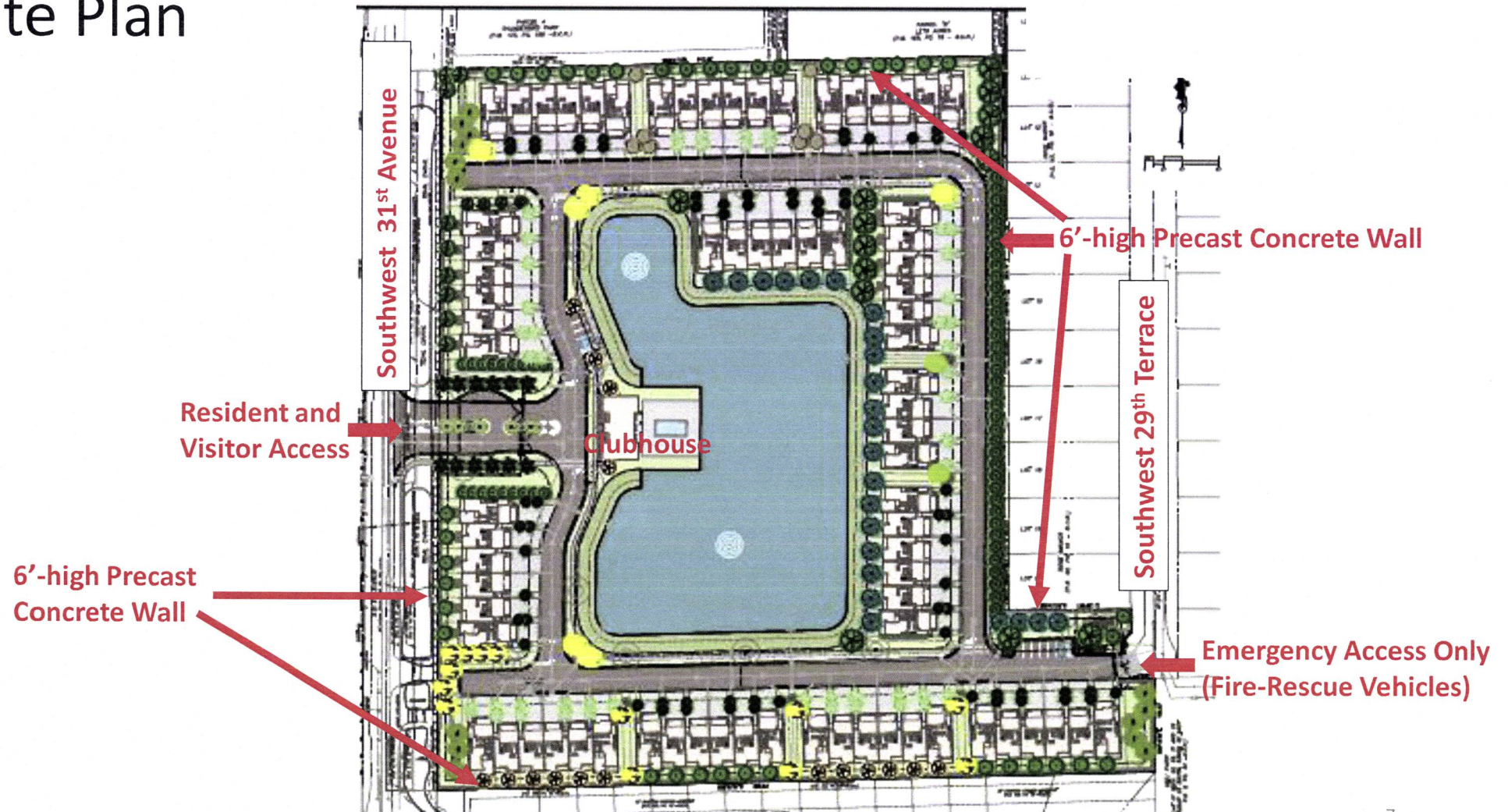
Land Use Map



LEGEND

- PROPERTY LINES
 - RAC BOUNDARY
 - CITY LIMIT
- ### FUTURE LAND USE
- Commercial
 - Commercial Recreation
 - Community Facilities
 - Conservation
 - Employment Center
 - Estate Residential
 - Industrial
 - Irregular Res Density (10)
 - Irregular Res Density (12-13.5)
 - Irregular Res Density (15)
 - Irregular Res Density (17)
 - Irregular Res Density (21)
 - Irregular Res Density (23)
 - Irregular Res Density (49)
 - Irregular Res Density (6.0)
 - Low (3) Residential
 - Low (5) Residential
 - Low-Medium (10) Residential
 - Medium (16) Residential
 - Medium-High (25) Residential
 - Parks & Recreation
 - Regional Activity Center
 - Transportation
 - Utilities
 - Water

Site Plan

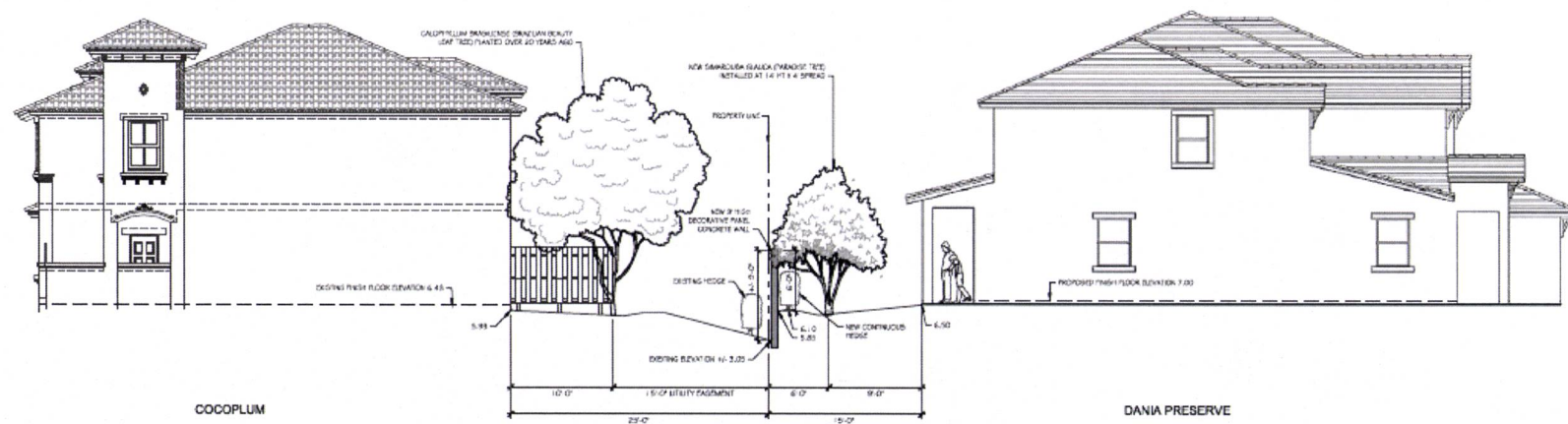
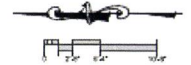










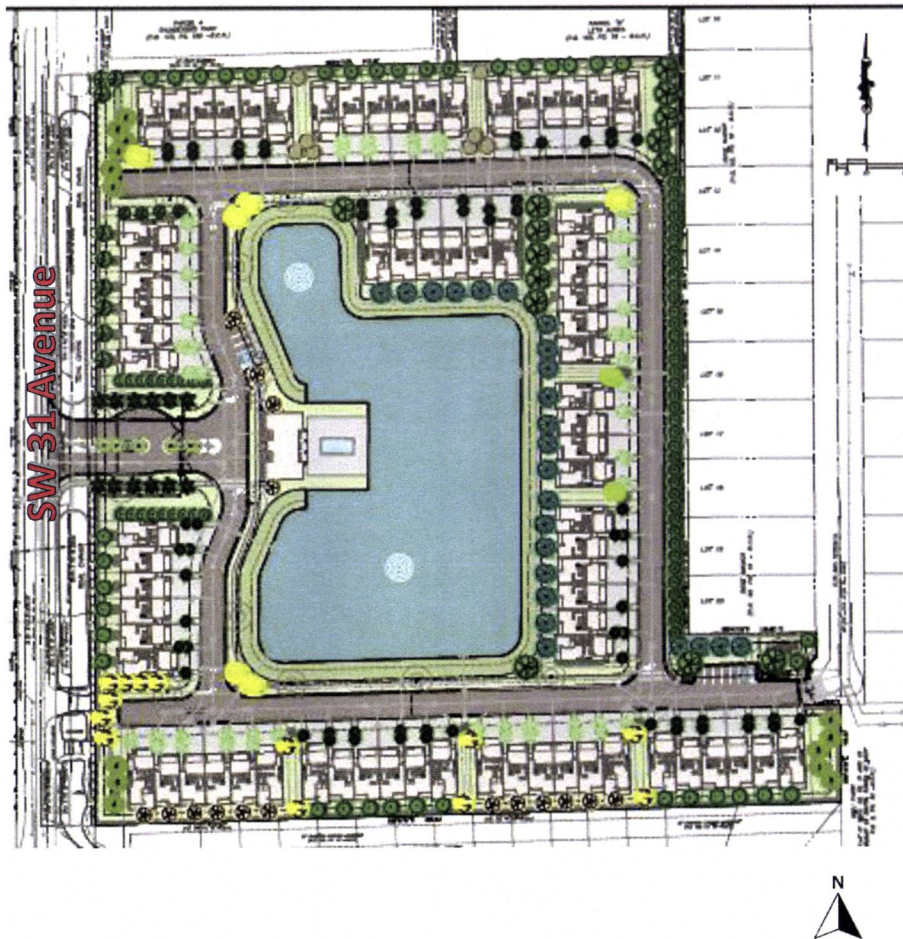


Cross-Section of boundary between Cocoplum and Dania Preserve

Aerial of Dania Preserve Townhomes

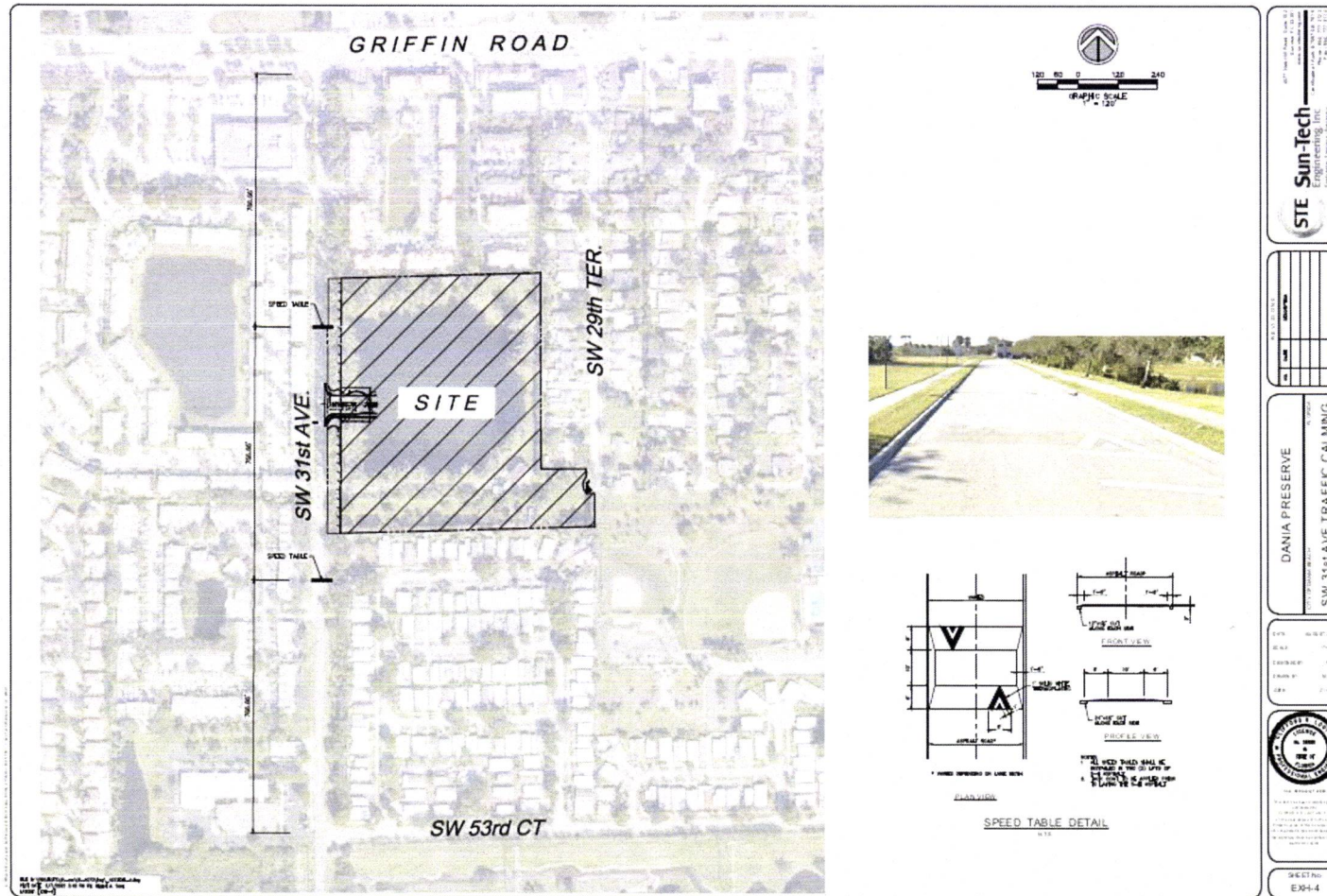


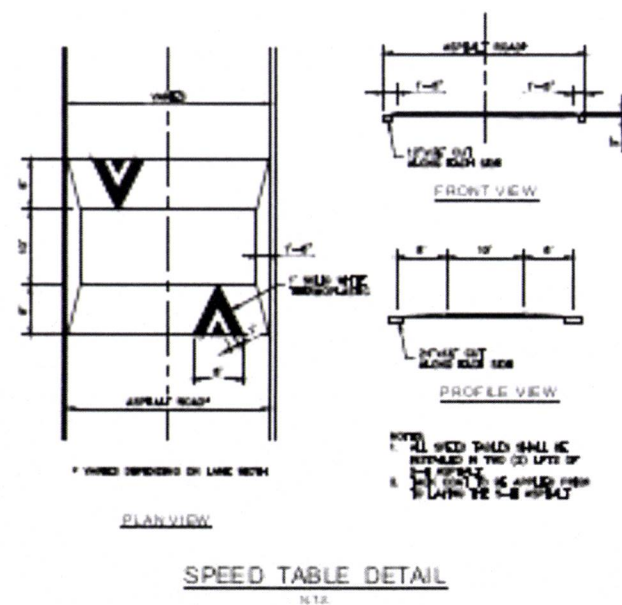
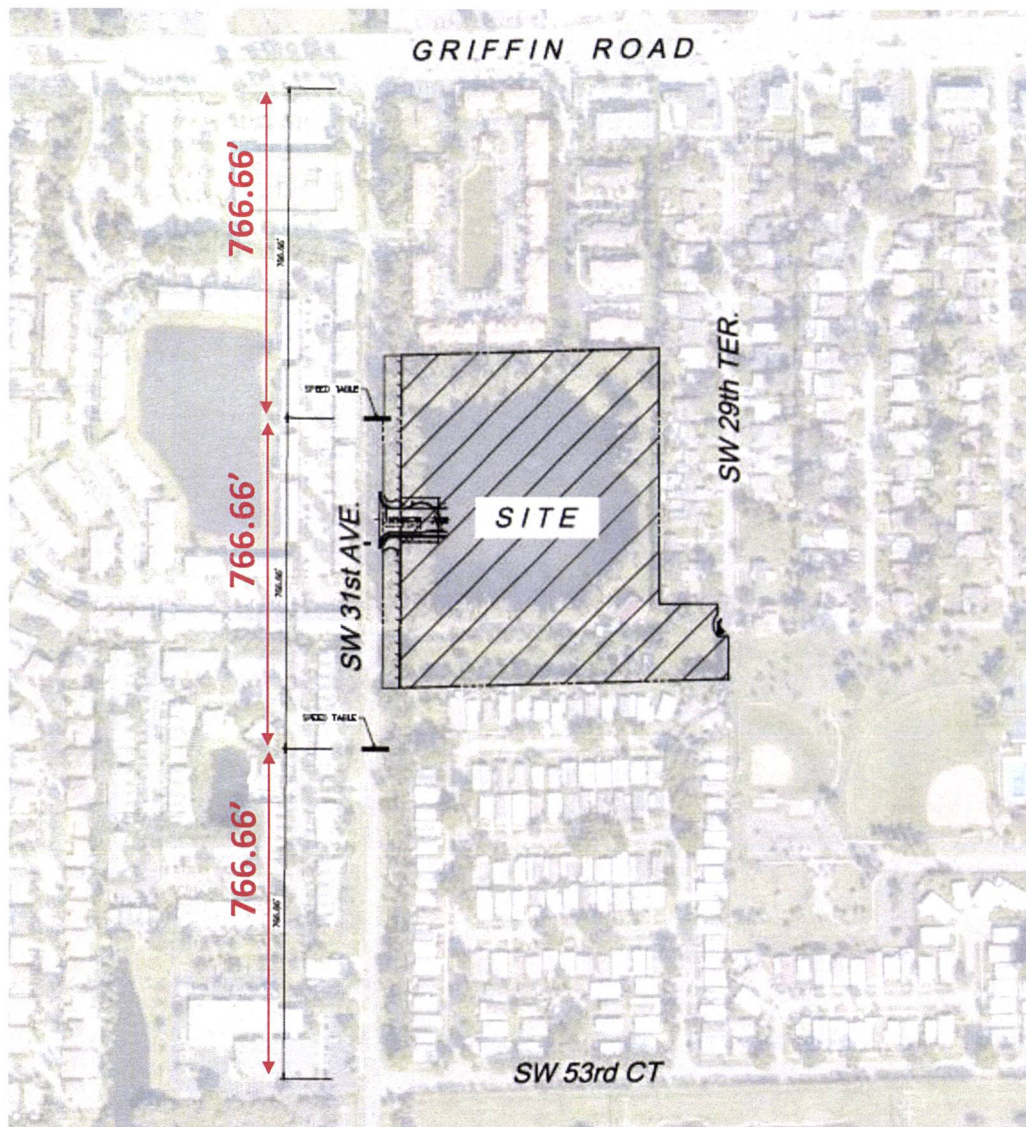
Dania Preserve Townhomes – RM Zoning District



	Dania Preserve	RM Zoning Requirements
Total Size Acreage	12.03 gross acres 11.32 net acres	20,000 sq. ft. (Min.)
Density	76 Townhome Units 6.33 du/acre	10 Units/Gross Acre (Max)
General Lot Size	2,703 – 3,415 sq. ft.	2,500 sq. ft./Unit (Min.)
General Unit Size	2,300 – 2,414 sq. ft.	50% Building Coverage/Lot (Max)
Building Height	2 Story / 28'-6"	35' feet (Max)
North Setback	15 feet	15 feet (Rear)
West Setback	23 feet	15 feet (Rear)
South Setback	15 feet	15 feet (Rear)
East Setback	63 feet	15 feet (Rear)

Traffic Calming





Speed Table



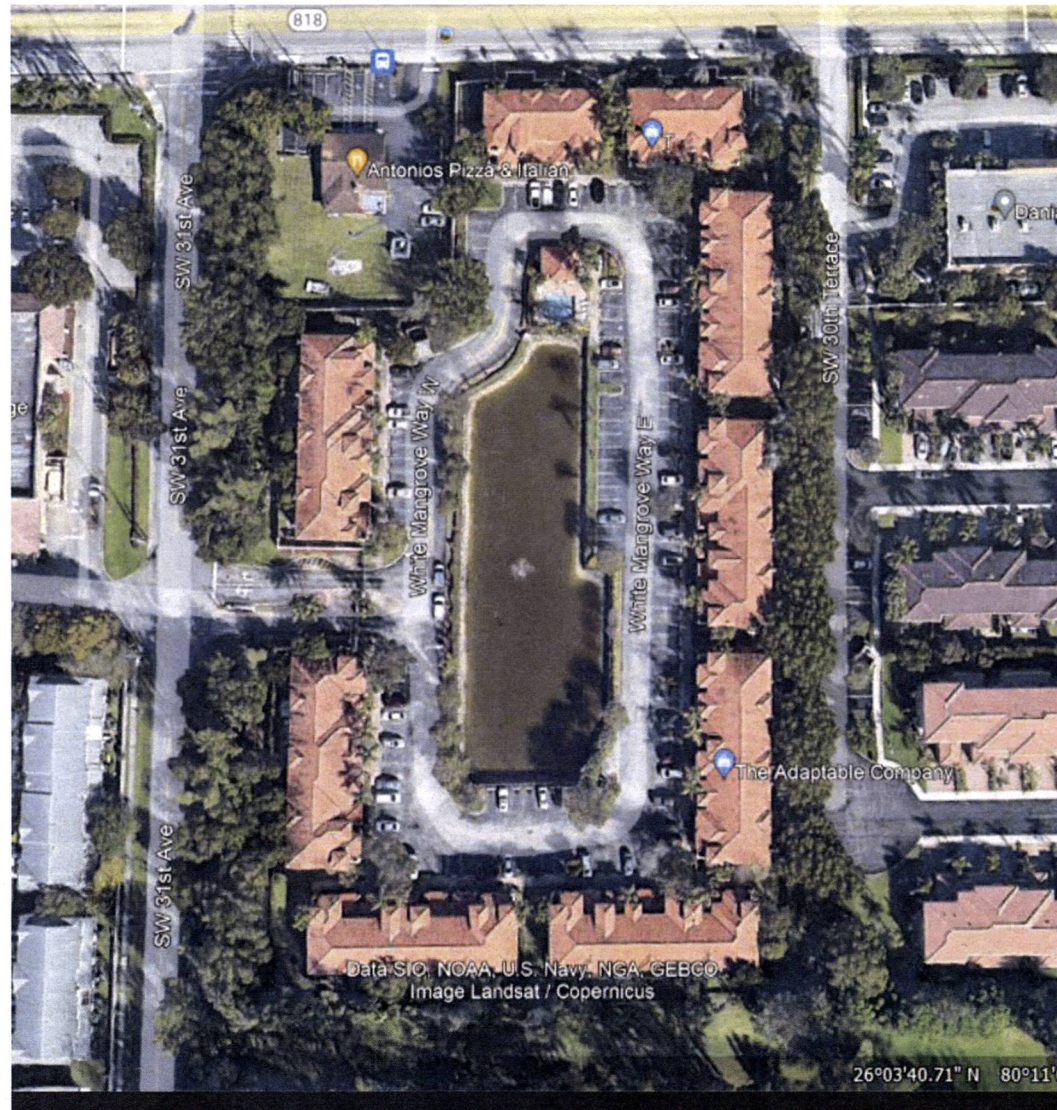
SobelCo

SINCE 1958

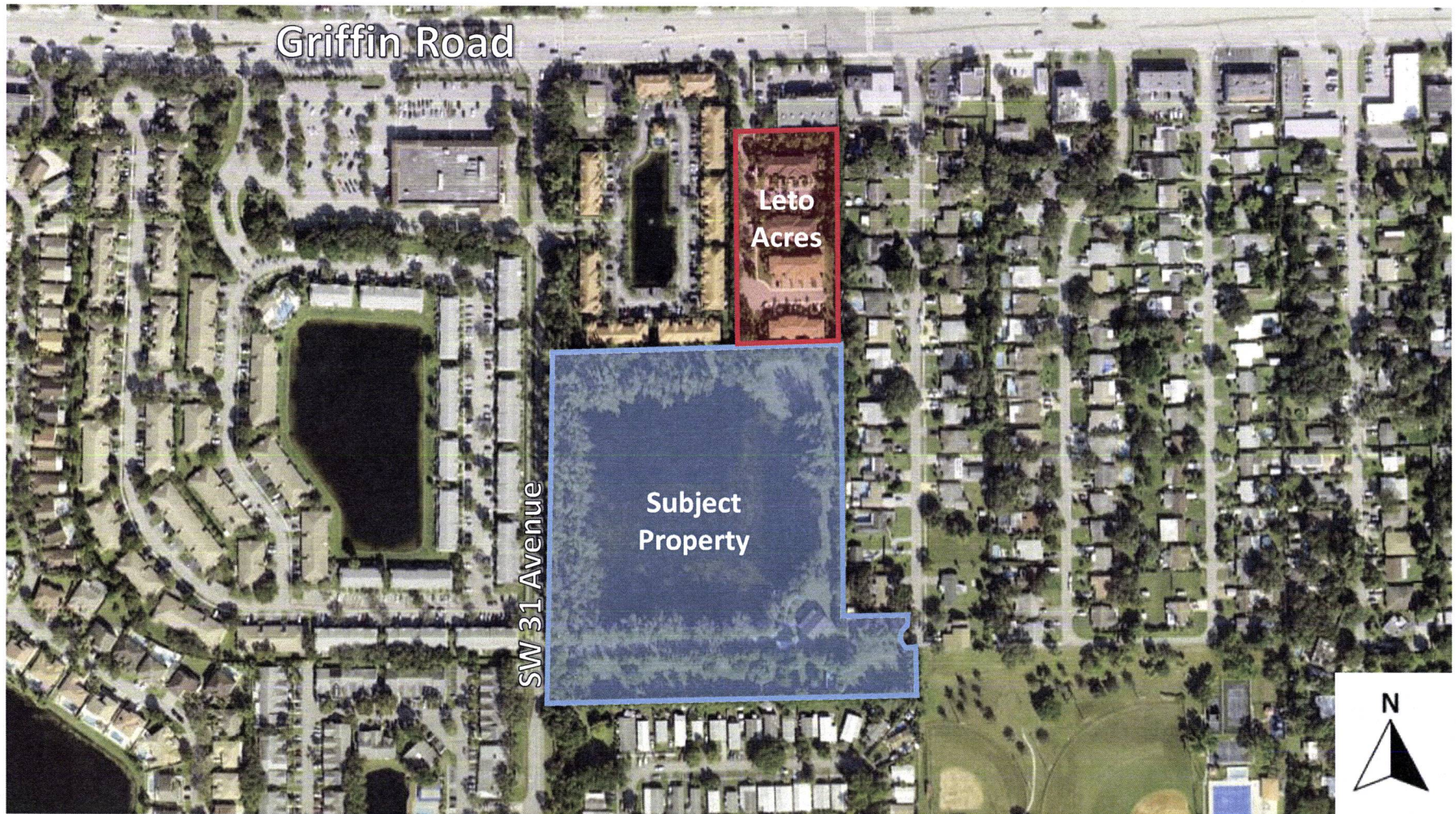
Aerial of Cocoplum Townhomes



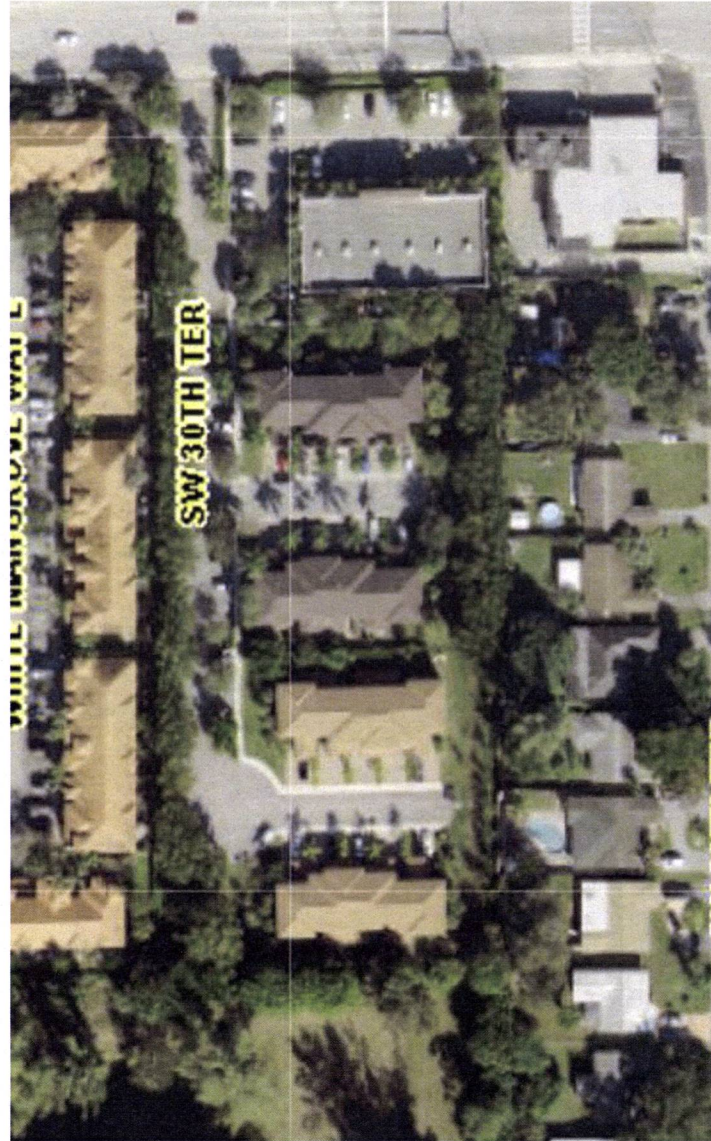
Cocoplum Townhomes



Aerial of Leto Acres Townhomes



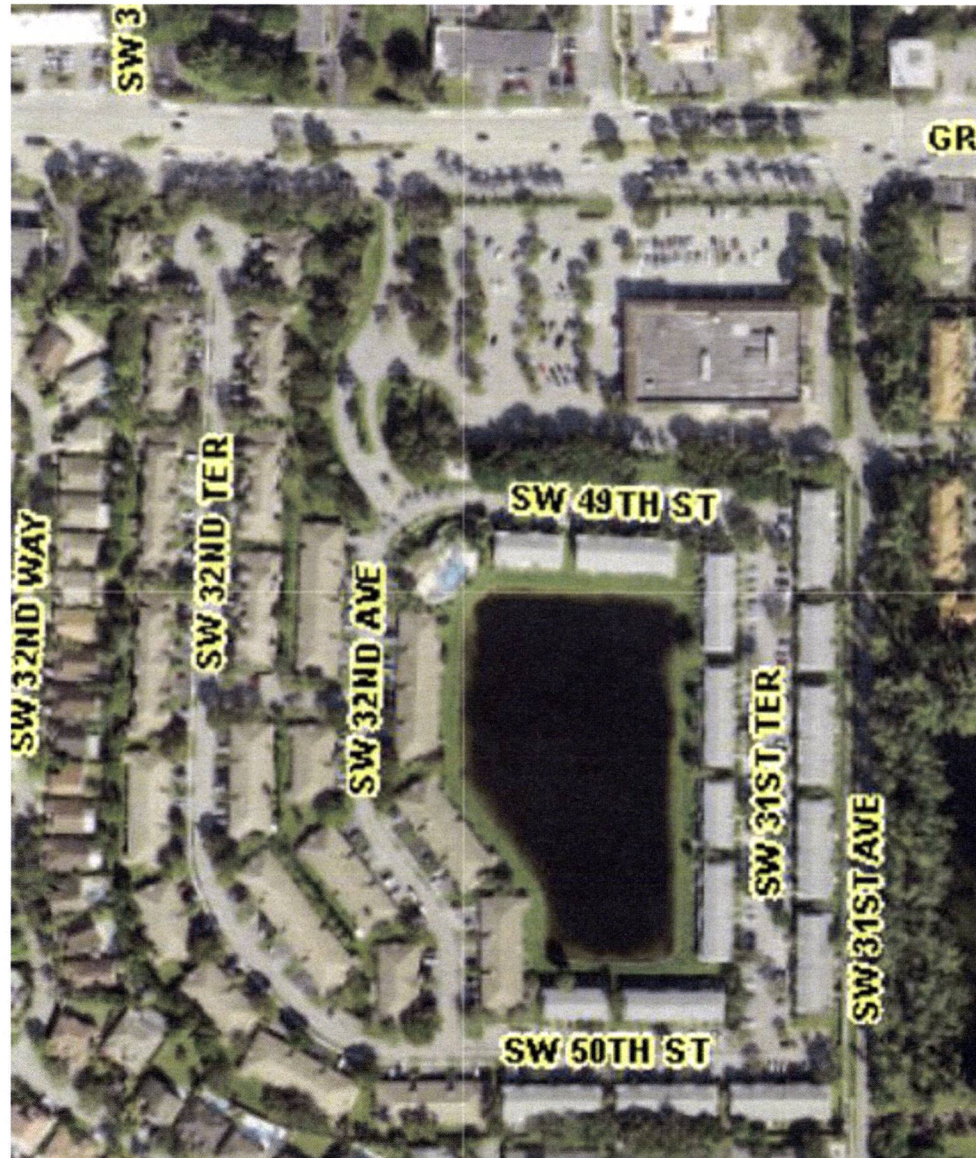
Leto Acres Townhomes



Aerial of Oakbridge Townhomes



Oakbridge Townhomes



Aerial of Key North Townhomes



Key North Townhomes

