



MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, FEBRUARY 25, 2025 - 7:00 P.M.

1. CALL TO ORDER/ROLL CALL

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

Present:

Mayor Joyce L. Davis
Vice-Mayor Marco A. Salvino, Sr.
Commissioner Lori Lewellen
Commissioner Luis Rimoli
Commissioner A. J. Ryan IV

City Manager Ana M. Garcia, ICMA-CM
City Attorney Eve Boutsis
City Clerk Elora Riera, MMC

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Davis called for a moment of silence followed by the Pledge of Allegiance to the United States Flag.

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

3.1 Request for Proclamation Approval:

- Retroactive Approval - Mount Zion AME 116th Anniversary (2/23) - Proclamation - *Sponsored by Mayor Davis*
- Women's History Month - March 2025 - *Sponsored by Mayor Davis*
- American Red Cross Month - March 2025 - for March 3, 2025 - *Sponsored by Mayor Davis*
- Irish American Heritage Month - March 2025 - *Sponsored by Commissioner Ryan*

There was Commission consensus to approve the requests.

3.2 Annual Broward County Waterway Clean Up: Waiver of Fees - *Parks and Recreation*

Consensus to approve the waiver of fees.

3.3 Congresswoman Debbie Wasserman-Shultz Women's History Month Event - March 15, 2025 - Fee Waiver for I.T. Parker Center Rental - *Parks and Recreation*

Commissioner Lewellen expressed her concern for the lack of backup materials for this item.

Mayor Davis agreed with the concerns of Commissioner Lewellen and would like to see more information on this.

Commissioner Lewellen made a motion to deny the waiver until further information is provided. Commissioner Rimoli seconded the motion which carried unanimously on voice vote.

3.4 City Manager Presentation to CFO Frank DiPaolo

City Manager Garcia introduced the item and presented CFO DiPaolo with a token of appreciation from city staff for his service to the city.

4. PROCLAMATIONS

4.1 Irish American Heritage Month - March 2025 - *Sponsored by Commissioner Ryan*

Commissioner Ryan read the proclamation into the record.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

City Manager Garcia presented her administrative report and touched on the following topics:

- Ribbon cutting on Nyberg Swanson House
- Update on Woman's Club bid
- Legislative priorities
- FAU parking lot and additional parking opportunities
- Mayor on the Move
- City Streetlights
- Milling and paving project south of Ocean Park
- New bathrooms at Ocean Park
- Lucky Fish opening
- Drainage projects
- City Hall exterior improvements

5.2 City Attorney

City Attorney Boutsis said she will focus her report at the end on item 12.1 relating to the ordinance.

5.3 City Clerk - Reminders

City Clerk Riera reminded the Commission of the following upcoming meetings:

- March 11, 2025 CRA Board Meeting - 5:30 p.m.
- March 11, 2025 City Commission Meeting - 7:00 p.m.
- March 31, 2025 City Commission Meeting - 7:00 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala reported on an incident at Bass Pro Shops, stolen checks from the postal office and the arrest of a postal office employee who was stealing mail, sky cameras, spring break beach and Dania Pointe coverage.

Fire Chief Pellecer reported on training for caring for seniors, Memorial Healthcare training with emergency room staff and the vulnerable population registry. The department participated in the Tri-Rail Fun Day and are getting ready for the annual September 11th Commemoration Ceremony where they will set up a picture display representing the past, present and future.

7. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Joanna Granett – 450 S.E. 7th Street
- Eugene Bold – 3000 South Ocean Boulevard
- Michaela Conca – 1329 NE 7th Avenue
- David Reich – 4161 SW 22nd Avenue
- Carmeline Campbell- 1429 Nautilus Isle

8. CONSENT AGENDA

Commissioner Lewellen made a motion to approve the consent agenda minus 8.3. The motion was seconded by Commissioner Ryan which carried unanimously on voice vote.

8.1 Minutes: None.

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE AMENDED PARKS AND RECREATION SCHEDULE OF FEES AND CHARGES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Parks and Recreation*)

City Attorney Boutsis read the title into the record and noted there is an amended fee schedule on the dais.

Mayor Davis acknowledged the Parks and Recreation Department on the stellar job they do with all the summer camps, however, she proposes raising the price for non-residents and leaving the cost for residents as is.

Commissioner Lewellen commented that at the next meeting she will be requesting to utilize some of her contingency funds to sponsor a certain number of students for the camp and this may be something that her colleagues may consider assisting with in certain situations.

Commissioner Ryan felt that it was necessary to have this minor increase in price and noted the city is by far the most competitive and lowest priced city.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Ryan which carried 3-2 with Commissioner Rimoli and Mayor Davis voting no and Commissioner Lewellen, Commissioner Ryan and Vice Mayor Salvino voting yes.

8.4 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING AUTHORIZATION TO PURCHASE QUICKLIME FROM LHOIST NORTH AMERICA OF ALABAMA, LLC UTILIZING THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE GROUP CONTRACT BID NO.23-36B AND TO EXCEED THE ANNUAL SINGLE VENDOR PURCHASING POLICY OF FIFTY THOUSAND DOLLARS (\$50,000.00) TO BE VALID EACH YEAR THE CONTRACT IS IN PLACE, AND FURTHER PROVIDING THAT SUCH PURCHASES ARE TO BE MADE WITHIN THE WATER DIVISION'S APPROVED CHEMICAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

Approved under consent agenda.

8.5 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT UNDER THE CITY OF FORT LAUDERDALE CONTRACT ITB NO. 12525-312, THROUGH THE SOUTHEAST FLORIDA GOVERNMENTAL PURCHASING COOPERATIVE PURCHASING GROUP, FOR SODIUM HYPOCHLORITE WITH ALLIED UNIVERSAL, CORP., VALID THROUGH AUGUST 31, 2025, AND TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); AUTHORIZING SUCH PURCHASES TO BE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

Approved under consent agenda.

8.6 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING DESIGN ENGINEERING AND PROJECT MANAGEMENT

SERVICES FROM KIMLEY HORN AND ASSOCIATES, INC. FOR DESIGN AND PERMITTING WORK FOR THE OCEAN PARK IN ORDER TO PROVIDE ADDITIONAL PARKING SPACES FOR PUBLIC PARK USE; IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SIXTY-SEVEN THOUSAND EIGHT HUNDRED TWENTY DOLLARS (\$167,820.00) AND TO EXCEED THE ANNUAL SINGLE VENDOR PURCHASING POLICY OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.7 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO REJECT HOUSE BILL 301, RELATING TO LAWSUITS AGAINST LOCAL GOVERNMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Commissioner Lewellen)*

Approved under consent agenda.

8.8 Retroactive Approval for Sponsorship Funds for the Dan Marino Foundation Autism Acceptance Family Sunday Event - *Sponsored by Mayor Davis*

Approved under consent agenda.

9. BIDS AND REQUESTS FOR PROPOSALS

There were no bids or requests for proposals.

10. QUASI-JUDICIAL HEARINGS

10.1 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE “MVL PLAT” (DR-037-24) SUBMITTED BY THE OWNER, BANYAN BAY MARINE CENTER, LLC, FOR A PROPERTY LOCATED AT 4491 RAVENSWOOD ROAD IN THE CITY OF DANIA BEACH, PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title into the record and swore in anyone wishing to speak on the item. She asked for any disclosures from the Commission and Mayor Davis stated she attended a public meeting at the library, and she can remain impartial. Commissioner Lewellen spoke with the attorneys for the developer and the developer, and she can remain impartial. Commissioner Rimoli attended the public meeting at the library and met with residents and the developer’s team and he can remain impartial. Commissioner Ryan met with the applicant and their team, and he can remain impartial.

Planning and Zoning Manager Viviana Bautista introduced the item.

Applicant Tracy Slavens stated that she agrees with the staff's review and conditions of approval.

Mayor Davis opened the floor to public comments and the following spoke:

- Thomas Heavey - 4403 SW 24th Avenue
- David Reich - 4161 SW 22nd Avenue

Commissioner Ryan made a motion to approve items 10.1 and 10.2.

Commissioner Rimoli requested that the applicant address the concerns of Mr. Reich who spoke under public comments. Applicant Tracy Slavens provided answers to Mr. Reich's questions.

Commissioner Lewellen inquired about the traffic route and Planning and Zoning Manager Bautista responded that it was brought to the developers to not only have it painted on the pavement but the curving of the exits to have the traffic go out, as well as signs posted to ensure all traffic goes east. Ms. Slavens added that it was recommended to them to reach out to Google and Waze to provide a truck route to direct traffic away from the residences, which they will do.

The motion was seconded by Commissioner Lewellen which carried 5-0 on roll call vote.

10.2 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "BANYAN BAY SITE PLAN" (SP-036-24) SUBMITTED BY THE OWNER, BANYAN BAY MARINE CENTER, LLC, FOR A PROPERTY LOCATED AT 4491 RAVENSWOOD ROAD IN THE CITY OF DANIA BEACH, PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

This item was heard with item 10.1.

11. FIRST READING ORDINANCES

There were no ordinances for first reading.

12. SECOND READING ORDINANCES

12.1 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 16, ENTITLED "VACATION RENTALS", OF THE CITY'S CODE OF ORDINANCES BY AMENDING SECTION 16-2 TO CLARIFY ADVERTISING PROHIBITIONS FOR VACATION RENTALS, DEFINING VACATION RENTAL OCCUPANCY AND SPECIFICALLY REFERENCING THE CITY'S NOISE ORDINANCE; PROVIDING FOR CONFLICTS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney/Community Development)*

City Attorney Boutsis read the title into the record and introduced the item.

Mayor Davis opened the floor to public comments and the following spoke:

- Christine Douglas – 4665 SW 38 Terrace
- Vicky Armstrong – 525 NE 2nd Place
- Brenda Chalifour – 814 NW 10th Avenue
- Derick Anderson – 4499 SW 37th Avenue
- Aaron Miller – 224 SE 6th Street
- Martin Lux – 54 SW 15th Street
- Howard Clark on behalf of Shawn DeRosa – 402 SE 5th Street
- Carmeline Campbell – 1429 Nautilus Isle
- Carol Romaniello – 403 SE 4th Street

Commissioner Rimoli asked if it could be amended to limit to 10 people overnight and City Attorney Boutsis responded yes.

Commissioner Rimoli made a motion to approve the ordinance on second reading with the amendment of limiting it to 10 people.

Commissioner Lewellen commented that she believes everyone on the dais would like to get rid of Airbnb's, but the state does not allow that. It is hard to tell people what they can and cannot do when the law allows it. This law has been in existence already, and the city is just looking to clarify it. She encouraged everyone to write to the governor and their legislators as that is the only way that something is going to be changed.

Vice Mayor Salvino said it is going to be hard to monitor everything that goes on and commented that there are always more than 10-15 people at Airbnb's but we don't know it because they are probably more respectful than others out there. There will always be bad people and city complainers. It has become a fight between the city complainers, those that don't have respect for you, residents, police officers and code enforcement. Changing it will not make a difference as long as the state allows it.

Commissioner Ryan said Airbnb is always a hot topic in the city. Dania Beach is not known to be an HOA community therefore we cannot control short-term Airbnb rentals. Dania Beach leads by example when it comes to Airbnb's and other cities are looking to us for what we have done. He suggested that there not be more than 10 occupants after 11:00 p.m.

Commissioner Rimoli accepted the amendment from Commissioner Ryan of no more than 10 people after 11:00 p.m. Commissioner Lewellen seconded the motion which carried 4-1 on voice vote with Vice Mayor Salvino voting no.

12.2 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, TO AMEND CHAPTER 27, ENTITLED "WATER AND SEWER", OF THE CITY'S CODE OF ORDINANCES BY AMENDING ARTICLE II, "WATER USE AND WATER SHORTAGE REGULATIONS" TO AMEND THE TITLE TO "WATER USE/LANDSCAPE IRRIGATION AND WATER SHORTAGE REGULATIONS; CREATING

A SUBPART A FOR WATER SHORTAGE REGULATIONS; AND A SUBPART B FOR WATER USE AND LANDSCAPE IRRIGATION REGULATIONS; AND AMENDING SECTION 27-43, ENTITLED "PERMANENT RESTRICTIONS FOR LAWN AND LANDSCAPING IRRIGATION," TO MODIFY THE HOURS OF USE OF SPRINKLERS AND IRRIGATION TO 12:00 A.M. TO 6:00 A.M., AND 6:00 P.M. TO 11:59 P.M., TWICE A WEEK; PROVIDING FOR CONFLICTS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Commissioner Rimoli/City Attorney)*

City Attorney Boutsis read the title into the record and introduced the item.

Mayor Davis opened the floor to public comments, there being none, public hearing was closed.

Commissioner Ryan asked City Attorney Boutsis if there was a way to direct a homeowner to not have their sprinkler spraying in the sidewalk and City Attorney Boutsis responded that the city could try but it is hard to police.

Mayor Davis commented that it is hard to police the sprinklers and the times, she is not in favor of this type of policy.

Vice Mayor Salvino made a motion to approve the ordinance on second reading. Commissioner Lewellen seconded the motion which carried 4-1 on roll call vote with Mayor Davis voting no.

13. DISCUSSION AND POSSIBLE ACTION

13.1 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO ENTER INTO AN AGREEMENT FOR A PUBLIC ART INSTALLATION LOCATED AT C.W. THOMAS PARK WITH FADUCII, LLC FOR THE AMOUNT OF FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00) WHICH EXCEEDS THE ANNUAL VENDOR TOTAL THRESHOLD AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title into the record.

Director of Community Development Eleanor Norena introduced the item.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Rimoli carried unanimously on voice vote.

13.2 CGI Digital Banner Program - *Sponsored by Mayor Davis*

Mayor Davis introduced the item.

Nikki Carroll presented a PowerPoint presentation on the Digital Banner Program and answered questions from the Commission.

Mayor Davis is seeking consensus to move forward with the agreement process through the city attorney.

Commissioner Rimoli would like additional time to further discuss how to implement it into the city.

Commissioner Lewellen suggested using the program to supplement what the city already has and agrees on obtaining additional information.

Commissioner Ryan said he is familiar with CGI and suggested it could be used in a particular area of the city. He thanked Mayor Davis for bringing the item forward.

There was Commission consensus to move forward with the program but to receive more details, clarification, and specific direction prior to implementation.

13.3 Approval of September City Commission Meeting Dates - *City Clerk*

City Clerk Elora Riera introduced the item and explained the rescheduling of meetings in September to hold meetings during the required timeframes for budgeting purposes.

There was consensus to approve the September meeting dates.

14. APPOINTMENTS

14.1 Advisory Board Appointments – City Clerk

Dania Beach Housing Authority:

- 1 appointment – Mayor Davis appointed Gail Wooten Jones

There was Commission consensus for the appointment.

15. COMMISSION COMMENTS

15.1 Commissioner Lewellen

Commissioner Lewellen commented on the Nyberg-Swanson house opening and said she is happy to see things coming to fruition in the city. She noted there has been a lot of inaccurate information being spread in the city and she reminds the residents to go to the source and just ask. If they ask, they will receive the facts as opposed to someone's opinion or agenda.

15.2 Commissioner Rimoli

Commissioner Rimoli reiterated Commissioner Lewellen's comments and thanked all city staff responsible for the beautiful renovation of the Nyberg Swanson house. He said it was a pleasure to represent the city in Tallahassee with Mayor Davis and City Manager Garcia. He said it was a long but productive day, and he thanked them both for allowing him to attend. He thanked everyone for their comments and concerns and hopes the community realizes that the Commission does value their opinions.

15.3 Commissioner Ryan

Commissioner Ryan thanked Chief Financial Officer DiPaolo and wished him good luck in future endeavors. He said he is looking forward to Yeimy's new leadership in the finance department. He spoke about the renovation of the Nyberg-Swanson house and said it feels good to restore history. He said there is one more house out there and he appreciates the commission's support and efforts. He appreciates and thanks the community for coming out tonight.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino commented that he thinks Commissioner Ryan should start a GoFundMe for the Historic Society. He said everything he intended to say tonight has already been said and he thanked all city staff.

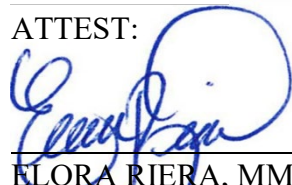
15.5 Mayor Davis

Mayor Davis commented that she is happy with so much going on in and around the city. The city kicked off Black History month with George Hadley day. It was great to celebrate the city's history with Black History month and the Nyberg-Swanson house. The city celebrates all history and investing in our history is educational. She spoke of the upcoming opening of Lucky Fish and said it is great to see something from beginning to end. She thanked City Manager Garcia and Commissioner Rimoli for going with her to Tallahassee. She gave a shoutout to the marketing team, Cassi Warren and City Manager Garcia for collaborating and creating the Mayor on the Move.

16. ADJOURNMENT

Mayor Davis adjourned the meeting at 9:57 p.m.

ATTEST:



ELORA RIERA, MMC
CITY CLERK



CITY OF DANIA BEACH


JOYCE L. DAVIS
MAYOR

Approved:

