



AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, MAY 13, 2025 - 6:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF. COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZENS' COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior

to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report

4. PRESENTATIONS: None

5. CONSENT AGENDA

1. Minutes: April 8, 2025 CRA Board Meeting Minutes
2. Travel Requests: None

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION: None

8. INFORMATION ITEMS: None

9. BOARD MEMBER COMMENTS

10. ADJOURNMENT



City of Dania Beach Memorandum

DATE: 5/13/2025

TO: Chair and Board Members

FROM: CRA Executive Director Candido Sosa- Cruz, ICMA-CM

SUBJECT: Administrative Report

1. CRA INITIATIVES

Commercial Façade Grant: Director Chen met with the owner of a new business in Dania Beach who specializes in making pastries and fine chocolates at 38 S Federal Hwy. Director Chen provided a detailed program summary, an application form, and met with her to make sure she understood how the program works and answered her questions. She wants to add a walk-up service window and some café seating on her frontage along SW 1st Ave. The business owner is a tenant in the tenant at the property, and she will discuss her desired improvements with her landlord/building owner. She feels she has a chance to receive their support.

Home Beautification Program: On Saturday, April 26, Rebuilding Together pressure washed and painted the house and replaced the landscaping at 288 NW 13th Ct.

Safe At Home Program: Rebuilding Together has completed one Safe At Home improvement at the Tier 1 level (less than \$1,000). They have completed the qualification due diligence for an additional 10 houses and will schedule these qualified houses for the improvements to be installed – all are Tier 1 projects. To be qualified for the Safe At Home Program, at least one of the following conditions must be met:

- **Age:** The homeowner, specifically, is at least sixty (60) years old;
- **Physical/Mental:** The homeowner or a permanent resident of the property is verified as having a physical or mental disability.
- **Income:** The homeowner meets HUD qualifications of a low- (80% AMI) to moderate-income (120% AMI) household.
- **Veteran:** The homeowner or a permanent resident of the property is an active or retired veteran of a branch of the U. S. military.

Rebuilding Together is conducting the due diligence qualifications for another 30 houses – all Tier 1 projects.

They have identified two houses that need more extensive repairs/improvements – Tier 2 project (\$1,000 - \$3,999). These projects take longer to qualify as the cost of improvements is more technical and these properties will require the pre-approval of the CRA Executive Director,

before the repairs/improvements can be done.

2. PATCH

Harvest Celebration – New Raised Beds: On March 31, the PATCH celebrated the first harvest season from the new raised beds. Mayor Davis, Vice-Mayor Salvino, Commissioner Rimoli, and Commissioner Ryan attended the event and welcomed the people who attended. They also received a new \$15,000 grant donation to the PATCH from the Spirit Charitable Foundation. The raised beds and redevelopment of the PATCH were funded by generous donations from Invitation Homes (\$53,835) and Spirit Charitable Foundation (\$25,999) and were recognized for their generosity at the event. The Dan Marino Foundation attended and assisted with the setting up for the event.



Special thanks to Cassi Waren and the Parks & Recreation Department for their assistance with this event.

Programs/Activities: Summer Fresh Food Box Program:

In expectation of being able to run an extended growing season in the raised beds, the PATCH will try to offer the Fresh Food Box Program from late May to August.

- Weekly seasonal veggies: \$20 per box.
- SNAP/EBT Card: 50% discount
- Dania Beach residents: 10% discount

- Dania employees: 10% discount.

PATCH Value-Added Produce Project: The PATCH, with support from TFF, is reestablishing this project to create infused oils and dried seasonings from the herbs and vegetables produced in the garden into value-added products for sale to the community and use as giveaways for PATCH events: “Earth-To-Table System”.

Fruit Trees: The PATCH will plant small-sized fruit trees such as Moringa, Jackfruit, and Passion Fruit vines in some of the raised beds and around the periphery of the Garden. The idea is to expand our summer crops with fruit, which tends to do well in the summer heat, and provide some shade on the raised beds to extend the growing season for some of the vegetables.

General Operation/Performance: During April, the PATCH harvested 300 pounds of produce, including eggplant, lettuce greens, mustard greens, carrots, tomatoes, and herbs. The sale of these crops generated \$397,70 of revenue. Over 200 seedlings were transferred to the raised beds. These were varieties of squash, which are more resistant to the upcoming summer heat.

3. ECONOMIC DEVELOPMENT

Summary Report

Dania Beach’s location near the Fort Lauderdale-Hollywood International Airport (FLL) and Port Everglades positions it as a key destination for visitors traveling through the region. Recognizing that both the airline and cruise industries utilize Visit Lauderdale as a key resource to promote local attractions to passengers—many of whom stay in Dania Beach hotels—it was important to engage with Visit Lauderdale to explore collaborative opportunities that support and highlight our local businesses.

As part of these efforts, a reintroduction was facilitated between Visit Lauderdale and the Casino at Dania Beach to share updates on the recent enhancements, including expanded dining options and the addition of monthly shows. The aim is to support the casino’s efforts to increase visitor traffic by featuring these new attractions on the Visit Lauderdale website. Discussions between Visit Lauderdale and the casino’s team are currently underway.

Additionally, recognizing that Visit Lauderdale’s Dine Out Lauderdale initiative highlights Greater Fort Lauderdale’s diverse dining scene while promoting tourism, supporting the hospitality industry, and boosting local economic activity, it was important to inform them of new restaurant openings in Dania Beach. Visit Lauderdale was made aware of several new establishments, including Lucky Fish and Sirocco, and introductions were facilitated with the business owners to explore opportunities for featuring these restaurants under the Dania Beach section of the Visit Lauderdale website as notable dining destinations.

According to the city’s Business Tax Receipt (BTR) listing, 21 new businesses were reported in Dania Beach in March 2025, including some renewals. Within the CRA District, two non-home-based businesses, which are not renewals, were identified: Nati Bakes From Scratch and Supreme Electric LLC. Nati Bakes From Scratch has shown interest in the Commercial Façade Grant and is currently reviewing program materials to determine next steps.

New Business Listing Report - March 2025

- Total New Businesses Citywide: 21

- New Businesses in CRA District[1]: 2

1. **Nati Bakes From Scratch (38 S Federal Hwy, #11) – Start Date 03/24/2025:** Owner Natalia Tapia discovered the available space for lease near Grandpa’s while dining there and, recognizing the opportunity and ideal size of the location, decided to establish her bakery. The business specializes in high-end croissants, cake pops, and fresh fruit and pistachio pastries, with a signature focus on alfajores, a traditional Argentinian favorite. Operations are designed around a walk-up window facing First Avenue, with custom cake orders also available. Ms. Tapia expressed enthusiasm about being located across from City Hall, allowing her to benefit from increased foot traffic during city-hosted events. She is also planning to expand her offerings to include coffee and other beverages. Marketing efforts are currently focused on Instagram (@natibakesfromscratch). The business is presently in the inspection phase.



2. **SUPREME ELECTRIC LLC (1340 Stirling Rd, 4A&B) – Start Date 3/20/2025:** Owner Lucas Hernandez, previously employed in the electrical supply industry in the surrounding area, chose to establish his own business in Dania Beach. Recognizing the strong local demand for electrical supplies and his existing familiarity with the market, Mr. Hernandez committed to remaining in the city. His business model is customer-facing, offering a counter-service setup where contractors can purchase the electrical materials needed for their projects. In addition, he is developing a website to support future expansion into online sales. The business is currently in the interior construction phase.

[1] New Business in CRA District refers only to businesses that are not home-based.





DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, APRIL 8, 2025 – 6:00 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 6:00 p.m.

Present:

Chair:	Joyce L. Davis
Vice-Chair:	Marco A. Salvino, Sr.
Board Members:	Lori Lewellen Luis Rimoli A. J. Ryan, IC
Executive Director:	Candido Sosa-Cruz
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Executive Director Sosa-Cruz provided a brief summary of the key points that were discussed individually with the Board members regarding the CRA priorities and expectations.

3.1 Administrative Report

Executive Director Sosa-Cruz explained that he has met and spoken with the Board to discuss what their priorities were for the CRA and provided insight on what those priorities were.

Department Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- CRA Annual Report
- Harvest celebration
- Dan Marino Foundation
- Nova Southeastern University hosted a Market Day & Medicinal Garden Workshop
- Love Our Nation Earth 2 Table Senior Fruit & Veggie Distribution drive

- General operation/performance

CRA Business Manager Krsytal Permanan provided the economic development report which touched on the following topics:

- Business retention
- Business attraction
- New businesses
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4. Presentations

There were no presentations.

5. Consent Agenda

Board member Lewellen made a motion to approve the consent agenda. The motion was seconded by Vice Chair Salvino which carried unanimously on voice vote.

5.1 Minutes: March 11, 2025 CRA Board Meeting

Approved on consent.

5.2 Travel Requests: None.

5.3 RESOLUTION NO. CRA-2025-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A FIFTEEN THOUSAND DOLLAR (\$15,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved on consent.

6. Proposals and Bids

There are no proposals on this agenda.

7. Discussion and Possible Action

There are no discussion and possible action items.

8. Information Items

There are no information items.

9. Board Member Comments

Board member Lewellen deferred her comments to the Commission meeting.

Board member Rimoli deferred her comments to the Commission meeting.

Board member Ryan thanked staff and is looking forward to future.

Vice Chair Salvino commented that the City should try working to get our name back on the airport and Executive Director Sosa-Cruz commented that they can look into it.

Chair Davis thanked the staff and is looking forward to working in a positive direction.

10. Adjournment

Chair Davis adjourned the meeting at 6:28 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

JOYCE L. DAVIS
CHAIR – CRA