



MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, APRIL 22, 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 Presentation by Broward County Animal Care on "Tags for Life"

Director of Broward County Animal Care Doug Brightwell provided information on the new rabies vaccination regulations and pricing in hopes to spread the word throughout the community.

3.2 Request for Proclamation Approval - Mental Health Awareness Month - May 2025 -
Sponsored by Mayor Davis

Consensus to approve the proclamation request.

4. PROCLAMATIONS

4.1 Frontline Worker Appreciation Month - May 2025 - *Sponsored by Mayor Davis*

Commissioner Rimoli read the proclamation.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

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

- Newsletters going out this week
- Strategic Master Plan
- Introduction of Risk Manager, Wayne Fletcher
- Greater Fort Lauderdale Alliance
- Parks & Recreation Special Events Department
- Meeting with Baldwin English of FPL
- Meeting with Broward Sheriff's Office regarding retention of deputies

5.2 City Attorney

- Discussion relating to FS. 164 alternative dispute resolution process Coconut Creek and Deerfield Beach litigation against Broward County regarding Monarch Hill solid waste

City Attorney Boutsis reported on the pending lawsuit and commented that there is only one other city that has joined the lawsuit, and all other cities have declined to get involved.

There was Commission consensus to stay out of the lawsuit.

- Memorial Tree and Plaque for Tom Ansbro

City Attorney Boutsis commented that she will be commemorating prior city attorney Tom Ansboro with a memorial tree and plaque and will keep everyone informed of the event date.

5.3 City Clerk - Reminders

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

- May 13, 2025 CRA Board Meeting - 6 p.m.
- May 13, 2025 City Commission Meeting - 7 p.m.
- May 27, 2025 City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala reported on recent criminal activity in the city and spoke about proactive area checks within the city. He noted the spring break season has officially come to an end and there were zero incidents of violence at the beach and Dania Pointe. He commended his staff and noted there were zero incidents this past weekend at any of the Jewish facilities or churches throughout the city for Passover and Easter.

Fire Chief Pellecer spoke about the TurboDraft, a new piece of fire equipment to assist with fighting fires when a fire hydrant is too far away. He spoke about participating in the Earth Day Beach Cleanup and said it was the best in 5 years. He said the final review of the City Emergency Plan will be completed this week so that it may be implemented by May 1st. He noted that he is preparing for the Third Annual September 11th Commemoration Ceremony and ensures it will be the best yet.

7. CITIZENS' COMMENTS

There were no citizens comments.

8. CONSENT AGENDA

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

8.1 Minutes: March 31, 2025 City Commission Meeting

Approved under consent agenda.

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DESIGN AND FUNDING FOR THE SERVICE CLUB SIGN TO BE LOCATED ON THE SOUTH SIDE OF DANIA BEACH BLVD., BETWEEN NW 1ST AVE. AND SW 3RD AVE., WHICH SIGN SHALL COST FOURTEEN THOUSAND FIVE HUNDRED AND SIXTY-EIGHT DOLLARS AND SEVENTY-TWO CENTS (\$14,568.72); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE
(Commissioner Ryan/Parks & Recreation)

Approved under consent agenda.

8.4 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE DESIGN AND FUNDING FOR THE SERVICE CLUB SIGN TO BE LOCATED ON THE SOUTH SIDE OF DANIA BEACH BLVD., BETWEEN NW 1ST AVE. AND SW 3RD AVE., WHICH SIGN SHALL COST FOURTEEN THOUSAND FIVE HUNDRED AND SIXTY-EIGHT DOLLARS AND SEVENTY-TWO CENTS (\$14,568.72); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE
(Commissioner Ryan/Parks & Recreation)

Approved under consent agenda.

8.5 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION, RENOVATION, AND EQUIPPING OF CERTAIN CAPITAL PROJECTS BY THE CITY, AS MORE FULLY DESCRIBED HEREIN, WITH PROCEEDS OF A FUTURE TAX-EXEMPT FINANCING; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. *(Finance)*

Approved under consent agenda.

8.6 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH AAA FLAG AND BANNERS MFG FOR LIGHT POLE BANNER PRODUCTION AND INSTALLATION AND TO EXCEED THE \$50,000.00 (FIFTY THOUSAND DOLLAR) SINGLE VENDOR ANNUAL THRESHOLD FOR THE DURATION OF THE CONTRACT PERIOD; 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, AUTHORIZING THE RETROACTIVE SECOND RENEWAL OF EMERGENCY DEBRIS REMOVAL AND DISPOSAL SERVICES CONTRACTS FOR PRIMARY, SECONDARY AND TERTIARY SERVICES WITH BERGERON EMERGENCY SERVICES, CUSTOM TREE CARE, INC. AND KDF ENTERPRICES, LLC, RESPECTIVELY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.8 RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT (“ILA”) FOR OPTIONAL SERVICES WITH BROWARD COUNTY RELATING TO SERVICES FOR THE NATURESCAPE IRRIGATION SERVICE AND RESIDENTIAL IRRIGATION REBATE PROGRAMS AUTHORIZING BROWARD COUNTY TO CONDUCT SPECIFIC TECHNICAL ACTIVITIES REQUIRED AS PART OF LANDSCAPE AND IRRIGATION SYSTEM EVALUATIONS IN AN AMOUNT NOT-TO-EXCEED SEVENTY-FIVE THOUSAND ONE-HUNDRED FIFTY-SEVEN DOLLARS AND TWENTY CENTS (\$75,157.20) OVER THE NEXT FIVE-AND-ONE-HALF YEARS (5.5); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.9 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AUTHORIZE PROFESSIONAL ENGINEERING DESIGN SERVICES PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC (KHA) FOR THE NAUTILUS ISLE OUTFALL PENETRATION SERVICES IN THE AMOUNT OF EIGHTY-SIX THOUSAND TWO HUNDRED FORTY-FIVE DOLLARS(\$86,245.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.10 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO AUTHORIZE PROFESSIONAL ENGINEERING DESIGN SERVICES PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC (KHA) FOR STREETScape BEAUTIFICATION PROJECT ON NW 1ST STREET, FROM BRYAN ROAD TO STATE ROAD 5/US 1, IN THE AMOUNT OF FOUR HUNDRED TWENTY-EIGHT THOUSAND TWO HUNDRED EIGHTY-EIGHT DOLLARS AND FORTY-SIX CENTS (\$428,288.46); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

9. BIDS AND REQUESTS FOR PROPOSALS

9.1 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE RANKING OF CONSULTING FIRMS THAT RESPONDED TO REQUEST FOR QUALIFICATIONS (“RFQ”) NO. 25-004 ENTITLED “RESILIENCY PLAN (RE-ISSUED)”, AND SELECTING CHEN MOORE & ASSOCIATES, INC. AS THE FIRST RANKED FIRM PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of the resolution.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Vice Mayor Salvino made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

10. QUASI-JUDICIAL HEARINGS

10.1 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SITE PLAN (SP-016-22), SPECIAL EXCEPTION (SE-017-22), DESIGN VARIATIONS (OT-055-23, OT-057-23), AND TWO VARIANCES (VA-054-23 AND VA-020-24) SUBMITTED BY THE OWNER 380 DANIA PLAZA LLC FOR THE PROPERTY GENERALLY LOCATED AT 380 S. FEDERAL HIGHWAY, IN THE CITY OF DANIA BEACH, PROVIDING FOR CONDITIONS; CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Community Development*)

City Attorney Boutsis read the title of the resolution and swore in anyone wishing to speak on the item. She also asked for disclosures from the Commission and Mayor Davis disclosed that she attended a public meeting but can remain impartial. Vice Mayor Salvino spoke with the developer by phone and received emails. Commissioner Lewellen spoke with the developer and residents and can remain impartial, Commissioner Rimoli spoke with the developer and residents and can remain impartial, Commissioner Ryan spoke with the developer and residents and can remain impartial.

Planning and Zoning Manager Viviana Batista introduced the item.

Patrick Soares, architect for the project thanked the staff for the presentation and thanked the community for their engagement. He spoke about the effort put into the project and the type of architecture his firm produces.

Sasi Haham owner of 380 S. Federal Highway spoke about the project.

Mayor Davis asked for anyone wishing to speak on the item and the following spoke:

- Bruno Morin – 362 SW 1st Avenue
- Robert Sims – 32 SW 4th Street
- Ted Kay – 355 SW 2nd Avenue
- Irwin Bak – Royal Palm Gardens Condominiums
- Unintelligible – 2637 E. Atlantic Blvd. Pompano Beach
- Margaret Rust – 34 SW 6th Street
- Caleb Boatman – 500 NE 2nd Street
- Solomon Kaim – 340 SE 3rd Street

Public comment was closed at this time.

Vice Mayor Salvino said the buildings along US1 that are six stories were allowed because this ordinance was designed long before any of the current Commission. This Commission has stepped up and stopped the higher buildings, but the developer applied for the permit and incentives prior to changing the ordinance and if the city did not allow them to continue the city could be sued for the price of the property and that could fend to the taxpayers and back. There are rules that the Commission must follow. He does not like the exit and entrance on 4th street and feels it should be on US1 like the other hotels. He does agree that the city will need to figure out where the construction workers are going to park and be shuttled in and not involve the neighborhood.

Deputy Director of Community Development Corinne Lajoie addressed the issues raised with parking, the entrance of the hotel and the parking for the construction workers.

Commissioner Rimoli emphasized the parking situation and said they have been monitoring the hotels in the downtown area, and they are not utilizing the parking as expected. He is comfortable that this will not create a traffic nightmare in neighborhoods, but it can be addressed if it happens. He is concerned about the franchise tag and who they are going to put on the franchise flag for this hotel.

Commissioner Lewellen noted that a lot of what she was going to say was already said by Vice Mayor Salvino and Commissioner Rimoli. She does want to point out that as with any other project in the city, there is always a staging area for employees, and the City does make sure they are following the rules. There are times that they do have to request special permits to go beyond those times, it does not last forever but it does happen. She spoke on the issues of appearance, crime factors and homelessness across US1.

Commissioner Ryan said he spoke to City Manager Garcia about this previously and north of Stirling Road is meant for hotels, south of Stirling is residential, a six-story hotel is not the answer and is not going to be saving the neighborhood. It is too close to a residential area. The city has an ordinance for parking; he would like to see the city work on something like what other cities are doing by eliminating parking altogether. It is good to see improvement in the neighborhood but at what cost.

Mayor Davis thanked her colleagues for the in-depth analysis of the project. She does believe having the input of residents is her number one concern. She did listen to the privacy concerns, and it does concern her that this would be the only six story building on that entire block and she is concerned about aesthetics. She is concerned with the look and the balance. She asked Deputy Director Lajoie to speak on those matters.

Deputy Director Lajoie noted that because the incentives have been removed, no other project will now be able to gain the incentives to get to that height. However, both the AMO training facility and the Union building are at higher building heights.

Vice Mayor Salvino commented it will be the tallest building out there, but he thinks it will be like any other horizon of buildings.

Mayor Davis asked City Attorney Boutsis to speak to the liability of the city on this issue and City Attorney Boutsis responded that there are land development regulations that the city has to adhere to and if the city does not, there is a chance that the city could be sued. The city has to make sure there is a record supported by competent substantial evidence in support of the application.

Commissioner Rimoli said the commission should look at the architecture at the building, it does not look like a six-floor building because of the way the architecture is designed, and this is the class they are trying to bring to the city. This is a sustainable building which is an important factor.

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

11. FIRST READING ORDINANCES

None.

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 28, OF THE “LAND DEVELOPMENT CODE”, OF THE CITY’S CODE OF ORDINANCES BY AMENDING ARTICLE 105, ENTITLED “USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS”, AT SECTION 105-160, ENTITLED “ACCESSORY BUILDINGS AND STRUCTURES”, CREATING SECTION 105-260, ENTITLED “ACCESSORY DWELLING UNITS”; AMENDING ARTICLE 725, ENTITLED “DEFINTIONS” AT SECTION 725-30, ENTITLED “TERMS DEFINED”; AMENDING ARTICLE 230, ENTITLED “SPECIAL FLOOR AREA, BUILDING DIMENSION AND BUILDING SIZE STANDARDS,” AT SECTION 230-50, ENTITLED “MAXIMUM ALLOWABLE FLOOR AREA FOR ACCESSORY BUILDINGS AND STRUCTURES IN THE E-1, RS-18000, RES-12000, RS-8000, NBHD-RES, RMH, AND RD-8000 DISTRICTS”; AND AMENDING SECTION 230-40, ENTITLED “MINIMUM FLOOR AREAS FOR DWELLINGS AND LODGING UNITS" IN ORDER TO DEFINE “ACCESSORY DWELLING UNITS”, AND TO CREATE REGULATIONS AND DESIGN GUIDELINES FOR ACCESSORY DWELLING UNITS; PROVIDING FOR CONFLICTS; SEVERABILITY; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.
(Community Development)

City Attorney Boutsis read the title of the ordinance.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Mayor Davis asked for anyone wishing to speak on the item and there were none.

Vice Mayor Salvino made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

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 EXECUTE AN AGREEMENT BETWEEN THE CITY OF DANIA BEACH AND LAWRENCE BARRY BROWN, FOR THE PURCHASE OF THE PARCEL KNOWN AS THE “M.C. FROST HOME”, LOCATED AT 400 SOUTH FEDERAL HIGHWAY, DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.
(City Manager/City Attorney)

City Attorney Boutsis read the title of the resolution and introduced the item.

City Manager Garcia commented that this is very exciting for City Attorney Boutsis and herself as when they worked for the City of Palmetto Bay they were able to invest in a historic property and turn it around. It is now a shining star for the Village of Parks in Palmetto Bay. They can see beyond what exists now and what could be there, and it is a great opportunity.

City Attorney Boutsis noted that Commissioner Ryan was involved tremendously in contacting the property owner and the owner was looking to sell it for more than the appraised value but because it is for the City they are willing to sell it at this price.

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

13.2 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, CREATING THE CITY COMMISSION A SPENDING POLICY AND PROCEDURE FOR BUDGETED EVENTS OUTSIDE OF COMMUNITY GRANTS OR DISCRETIONARY FUNDS POLICIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Commissioner Lewellen)*

City Attorney Boutsis read the title of the resolution and introduced the item.

Commissioner Lewellen said the economy is going through turbulent times and the city needs to ensure we are getting a return on investment. Events have been held where the city is the only sponsor, there are organizations that might not exist if it were not for the money the city is putting into them, and there are scholarships going out for people who are not residents of Dania Beach. There are many scenarios where the city can save money and save on expenses. The city needs to ensure everyone is accountable in every department and every aspect of how money is spent, including the Commission.

Commissioner Ryan thanked Commissioner Lewellen for bringing this forward and asked for clarification if the event had to be inside the city and said sometimes there are events that are not in Dania Beach because we do not have that facility.

City Attorney Boutsis responded that this is not regarding discretionary funds, the idea was to keep it focused for Dania Beach residents as much as possible.

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

13.3 Follow-Up Discussion Regarding the Broward County Aviation Department's Airport Noise Abatement Committee - *City Clerk*

City Clerk Riera updated the Commission on the committee requirements and interested members from the prior Airport Advisory Committee. The Commission agreed to continue to search for interested residents for site locations 2, 4 and 5.

14. APPOINTMENTS

None.

15. COMMISSION COMMENTS

15.1 Commissioner Lewellen

Commissioner Lewellen thanked the Commission for supporting item 13.2. She commented that the city has been very busy, and she has visited the beach and Lucky Fish many times. She is receiving very good feedback from people, in particular Lucky Fish management. Their numbers have been much higher than expected and they are close to rivaling their Pompano Beach location. The Easter egg hunt was incredible. It was huge and well attended, this goes to show more people want to spend more time in our city. She said she saw in the Sun Sentinel the list community events and 1/3 of the events were in Dania Beach.

15.2 Commissioner Rimoli

Commissioner Rimoli echoed everything Commissioner Lewellen said. He is always proud and impressed with city staff for what they do each and every day; especially with the events that take place. The events are always flawless and done with a smile. He commented that the Easter egg hunt was great, and the beach clean-up was awesome. He had a lot of fun at the Easter egg hunt and commented that he spoke to many visitors and many of them were from different cities. He said they could have gone anywhere but they came to Dania Beach.

City Manager Garcia commented that when she first came to the city in 2019, there was one Certified Parks and Recreation Professional. The city now has 5 Certified Parks and Recreation Professionals, and it is making a huge difference.

15.3 Commissioner Ryan

Commissioner Ryan wished everyone a happy Earth Day and said yesterday's event was a great turn out and Mayor Davis works hard for that event. He noted he will not be here but looks forward to watching the Commission do the ribbon cutting for Mullikin Park.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino said there is nothing left to say and thanked the Commission for all they talked about for the city.

15.5 Mayor Davis

Mayor Davis said she is so excited about all that has been going on and spoke about the African American Mayor's Conference in Washington D.C. She thanks everyone for supporting her ambitions to travel and bring back resources to the city. She commented that she cannot wait for the Mullikin Park ribbon cutting ceremony because the parks master plan is rocking and rolling and the city is doing great. She spoke about the Easter egg hunt and said she has never seen such a great turnout; the energy and people coming from all over other cities. She commented that it was hard to find parking at Frost Park and maybe that is something that can be worked on. She

said she would be remised if she didn't mention the Earth Day team that she has been working with for the last 5 years; this has been the most amazing Earth Day event since she started. She said it is a group project and she thanked Deputy City Manager Sosa-Cruz and Maxine Singh. She wished everyone a happy Earth Day.

16. ADJOURNMENT

Mayor Davis adjourned the meeting at 8:59 p.m.

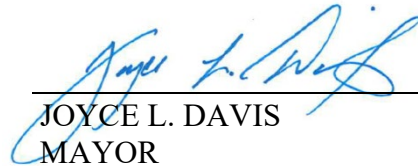
ATTEST:



ERIN MCCLENON
DEPUTY CITY CLERK



CITY OF DANIA BEACH


JOYCE L. DAVIS
MAYOR

Approved:

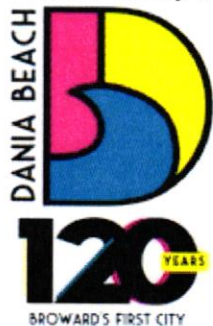
May 13, 2025

McClendon, Erin

Subject: FW: Concerns about the 6 floor hotel project to be voted on tomorrow

From: Lewellen, Lori <llewellen@daniabeachfl.gov>
Sent: Wednesday, April 30, 2025 11:50 AM
To: Riera, Elora <eriera@daniabeachfl.gov>
Cc: Singh, Maxine <msingh@daniabeachfl.gov>
Subject: Fwd: Concerns about the 6 floor hotel project to be voted on tomorrow

Sent from my iPhone



Lori Lewellen, Commissioner
llewellen@daniabeachfl.gov | daniabeachfl.gov
Phone: 954.224.2290 | Cell: 954.993.6283



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

Begin forwarded message:

From: Rick Thompson <rickthompson366@gmail.com>
Date: April 21, 2025 at 11:05:14 AM EDT
To: "Lewellen, Lori" <llewellen@daniabeachfl.gov>
Subject: Concerns about the 6 floor hotel project to be voted on tomorrow

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

Dear Commissioner Lewellen,

I hope this email finds you well. I have a few concerns with the 79 room, 6 floor hotel project at 380 S Federal Hwy that will be on the agenda at tomorrow's meeting (Tuesday, Apr 22):

1. Right now there are no buildings in the SFED-MU district that are more than 4 floors. And the code restricts the height of new buildings to a maximum of 4 floors in this district. If this project is approved, it would be the only 6 floor building to be built. It would look odd, out of place, and be a non-conforming structure before the first shovel even hits the ground.
2. The entrance being moved to SW 4th St would cause a traffic bottleneck around there. Some cars want to go straight, some will turn right to the hotel, some will stop abruptly in

the middle of the road to pick up and drop off guests, and on top of all this, there will be cars wanting to exit the hotel by making a left turn onto SW 4th St in order to reach Federal Highway. Additionally, the Frost Home across the street already has its entrance on SW 4th St and this traffic will increase after the city purchases that property.

This potential traffic seems dangerous for residents and children living on SW 4th St. Why not leave the hotel entrance and exit on Federal Highway as it is now, and make it a circular driveway for easy entrance and exit?

3. These concerns are shared by many fellow residents of Dania Beach, as evidenced by the several signatures expressing concerns about this project.

I hope these concerns are taken into consideration before voting on the item tomorrow.

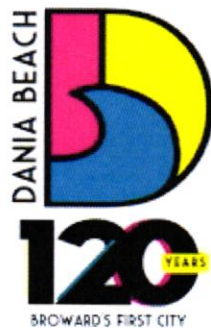
Rick T.

McClendon, Erin

Subject: FW: Commissioners Meeting Tonight

From: Rimoli, Luis <lrimoli@daniabeachfl.gov>
Sent: Wednesday, April 30, 2025 3:23 PM
To: Singh, Maxine <msingh@daniabeachfl.gov>
Subject: Fwd: Commissioners Meeting Tonight

I got this one



Luis Rimoli, Commissioner
lrimoli@daniabeachfl.gov | daniabeachfl.gov
Phone: 954-478-0653



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

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Begin forwarded message:

From: office@jaxsonsicecream.com
Date: April 22, 2025 at 3:44:27 PM EDT
To: "Davis, Joyce" <jdavis@daniabeachfl.gov>, "Salvino, Marco" <msalvino@daniabeachfl.gov>, "Lewellen, Lori" <llewellen@daniabeachfl.gov>, "Rimoli, Luis" <lrimoli@daniabeachfl.gov>, "Ryan, A. J." <AJRyan@daniabeachfl.gov>
Subject: Commissioners Meeting Tonight

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

Good afternoon,

I am writing in support of the new hotel construction south of Jaxson's on Federal Highway. Unfortunately I am unable to attend tonight's meeting but I wanted to be sure my voice was heard and so I am sending this email.

Thank you,

Lori Escalona
Office Administrator
Jaxson's Ice Cream Parlour, Restaurant & Country Store



954 922 7605 telephone

954 922 8293 fax

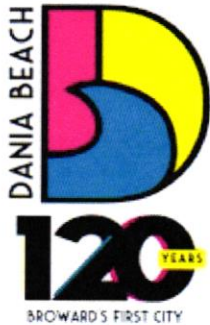
**** Please note our new email address: office@jaxsonsicecream.com ****

McClendon, Erin

Subject: FW: Concerns about the 6 floor hotel project to be voted on tomorrow

From: Rimoli, Luis <lrimoli@daniabeachfl.gov>
Sent: Wednesday, April 30, 2025 3:25 PM
To: Singh, Maxine <msingh@daniabeachfl.gov>
Subject: Fwd: Concerns about the 6 floor hotel project to be voted on tomorrow

I received this one



Luis Rimoli, Commissioner
lrimoli@daniabeachfl.gov | daniabeachfl.gov
Phone: 954-478-0653



R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

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Begin forwarded message:

From: Rick Thompson <rickthompson366@gmail.com>
Date: April 21, 2025 at 11:06:18 AM EDT
To: "Rimoli, Luis" <lrimoli@daniabeachfl.gov>
Subject: Concerns about the 6 floor hotel project to be voted on tomorrow

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1. Right now there are no buildings in the SFED-MU district that are more than 4 floors. And the code restricts the height of new buildings to a maximum of 4 floors in this district. If this project is approved, it would be the only 6 floor building to be built. It would look odd, out of place, and be a non-conforming structure before the first shovel even hits the ground.
2. The entrance being moved to SW 4th St would cause a traffic bottleneck around there. Some cars want to go straight, some will turn right to the hotel, some will stop abruptly in the middle of the road to pick up and drop off guests, and on top of all this, there will be

cars wanting to exit the hotel by making a left turn onto SW 4th St in order to reach Federal Highway. Additionally, the Frost Home across the street already has its entrance on SW 4th St and this traffic will increase after the city purchases that property.

This potential traffic seems dangerous for residents and children living on SW 4th St. Why not leave the hotel entrance and exit on Federal Highway as it is now, and make it a circular driveway for easy entrance and exit?

3. These concerns are shared by many fellow residents of Dania Beach, as evidenced by the several signatures expressing concerns about this project.

I hope these concerns are taken into consideration before voting on the item tomorrow.

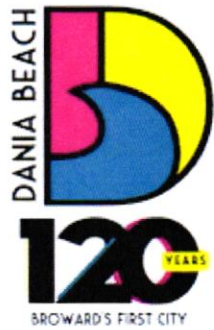
Rick T.

McClendon, Erin

Subject: FW: Concerns about the 6 floor hotel project to be voted on tomorrow

From: Singh, Maxine <msingh@daniabeachfl.gov>
Sent: Wednesday, April 30, 2025 2:32 PM
To: Riera, Elora <eriera@daniabeachfl.gov>
Subject: FW: Concerns about the 6 floor hotel project to be voted on tomorrow

From Comm. Ryan.



Maxine Singh, Chief of Staff to the Mayor and City Commission

msingh@daniabeachfl.gov | daniabeachfl.gov

100 W Dania Beach Blvd, Dania Beach, FL, 33004

Phone: 954.924.6800, x3607

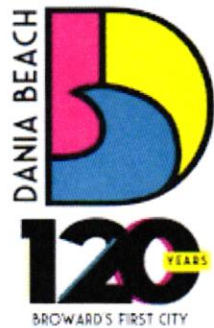


R.I.S.E. - RESPECT, INTEGRITY AND STANDARD OF EXCELLENCE

Please note: Florida has a very broad public records law. Most written communications, including emails, to or from City officials regarding City business are public records and may be subject to public disclosure.

From: Ryan, A. J. <AJRyan@daniabeachfl.gov>
Sent: Wednesday, April 30, 2025 2:21 PM
To: Singh, Maxine <msingh@daniabeachfl.gov>
Subject: Fwd: Concerns about the 6 floor hotel project to be voted on tomorrow

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A. J. Ryan, Commissioner

AJRyan@daniabeachfl.gov | daniabeachfl.gov

100 W Dania Beach Blvd, Dania Beach, FL, 33004

Cell: 305.985.9802



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From: Rick Thompson <rickthompson366@gmail.com>
Sent: Monday, April 21, 2025 11:06:34 AM
To: Ryan, A. J. <AJRyan@daniabeachfl.gov>
Subject: Concerns about the 6 floor hotel project to be voted on tomorrow

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.

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