



AGENDA
DANIA BEACH CITY COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 13, 2026 - 7:00 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 CITY COMMISSION
OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CITY COMMISSION AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CITY COMMISSION, MUST FIRST BE REGISTERED WITH THE CITY CLERK (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBERS AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE COMMISSION ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE MAYOR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE COMMISSION FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CITY COMMISSION AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CITY 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 MAYOR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE MAYOR, CITY COMMISSIONER OR CITY STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE COMMISSION 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 MAYOR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE MAYOR TO LEAVE THE COMMISSION CHAMBERS; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE CITY COMMISSION CHAMBERS.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-032)

ADDENDUM NO. 2

*(Items in **red** are new and/or revised)*

1. CALL TO ORDER/ROLL CALL

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

1. Request for Proclamation Approval —
 - Black History Month — February 2026 — *Sponsored by Mayor Davis*
 - Monroe Udell Day — January 13, 2026 — *Sponsored by Commissioner Rimoli*
2. Recognition to the Beach Rangers - *Sponsored by Mayor Davis*
3. Recognition to the Fuccile Family — *Sponsored by Commissioner Rimoli*
4. Special Event Applications: *Parks and Recreation*
 - Dania Pointe - Annual Program Application
 - MAD Arts - Annual Program Application
 - RCBSA MLK Sports Festival
5. Presentation to City Attorney Eve Boutsis - *City Manager*

4. PROCLAMATIONS

1. Martin Luther King, Jr. Day — January 19, 2026 — *Sponsored by Mayor Davis*
2. Monroe Udell Day — January 13, 2026 — *Sponsored by Commissioner Rimoli*

5. ADMINISTRATIVE REPORTS

1. City Manager
2. City Attorney
3. City Clerk - Reminders
 - February 10, 2026 - CRA Board Meeting - 6 p.m.
 - February 10, 2026 - City Commission Meeting - 7 p.m.
 - February 24, 2026 - City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

7. 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.

8. CONSENT AGENDA

1. Minutes: December 9, 2025 Regular City Commission Meeting
2. Travel Requests: None
3. Request for Use of Discretionary Funds — *Sponsored by Commissioner Lewellen*
 - Community Bible Church
 - Four Chaplains Ceremony

4. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE USE OF THE 1ST RENEWAL OPTION FOR AN ADDITIONAL THREE YEARS FOR ELECTRICAL REPAIR SERVICES FROM KILOWATT ELECTRIC COMPANY UTILIZING THE CITY OF CORAL SPRINGS ITB NUMBER 23-B-013F IN AN AMOUNT TO EXCEED THE ANNUAL VENDOR THRESHOLD OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR EACH FISCAL YEAR THE CONTRACT IS IN PLACE; AUTHORIZING SUCH PURCHASES THAT ARE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

5. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPLY FOR A 2026 COUNTY INCENTIVE GRANT PROGRAM (CIGP) GRANT FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VIA BROWARD COUNTY FOR THE A1A (DANIA BEACH BOULEVARD) EASTBOUND CONGESTION MITIGATION AND U-TURN CAPACITY IMPROVEMENTS PROJECT; PROVIDING FOR INTERJURISDICTIONAL COORDINATION WITH THE CITY OF HOLLYWOOD; AUTHORIZING ACCEPTANCE OF THE GRANT AND EXECUTION OF RELATED AGREEMENTS, SUBJECT TO CITY COMMISSION APPROVAL AND FUNDING AVAILABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

6. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SUBMISSION OF UP TO THREE APPLICATIONS TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR FY 2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANTS FOR MULTIMODAL ROADWAY REHABILITATION PROJECTS; AUTHORIZING COORDINATION WITH PARTNER JURISDICTIONS FOR REGIONAL PROJECTS; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE APPLICATIONS AND RELATED DOCUMENTS; PROVIDING FOR ACCEPTANCE OR DECLINATION OF AWARDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

7. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH RITA CROCKETT BEACH SPORTS ACADEMY (RCBSA) TO (1) AUTHORIZE CITY RESPONSIBILITY FOR DAMAGES CAUSED DURING PUBLIC USE HOURS, AND (2) ALLOW REIMBURSEMENT OF RCBSA'S ELIGIBLE OPERATING COSTS SUBJECT TO THE FUNDING CAP; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks & Recreation)*

8. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING A DECORUM POLICY FOR MEETINGS OF CITY BOARDS AND ADVISORY COMMITTEES; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTATION AND DISTRIBUTION; AND PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

9. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO REJECT HOUSE BILL 299/SENATE BILL 354, RELATING TO "BLUE RIBBON PROJECTS" THAT WOULD REQUIRE ADMINISTRATIVE APPROVAL BY LOCAL GOVERNMENT OF MASSIVE DEVELOPMENT OF 10,000 ACRES OR MORE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Commissioner Lewellen)*

9. BIDS AND REQUESTS FOR PROPOSALS

1. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO APPROVE A LIST OF QUALIFIED FIRMS FOR ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND ENGINEERING CONSULTING SERVICES PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-028 AND THE CONSULTANTS' COMPETITIVE NEGOTIATION ACT (CCNA); AND AUTHORIZING NEGOTIATION OF MASTER CONSULTING SERVICE AGREEMENTS WITH EACH; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE (*Public Services*)

2. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID (“ITB”) NO. 25-017, ENTITLED “LIFT STATION 11 REHABILITATION PROJECT,” TO SOUTHERN UNDERGROUND INDUSTRIES, INC., IN AN AMOUNT NOT TO EXCEED THREE MILLION TWO HUNDRED SEVENTY-TWO THOUSAND SEVEN HUNDRED TWENTY DOLLARS (\$3,272,720.00); AND TO EXCEED THE CITY’S ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Public Services*)

3. RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPOINTING GENDLER & GENDLER, PLLC, RAFAEL SUAREZ-RIVAS, EUGENE M. STEINFELD, P.A. AND NABORS GIBLIN & NICKERSON, P.A. TO ACT AS CODE COMPLIANCE SPECIAL MAGISTRATES FOR MUNICIPAL CODE COMPLIANCE PROCEEDINGS AND SETTING THE COMPENSATION FOR SERVICES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*City Attorney*)

10. QUASI-JUDICIAL & PUBLIC HEARING ITEMS: None

11. FIRST READING ORDINANCES

First reading ordinances under this section are not subject to public hearing and may be taken all at once, unless pulled by the City Commission. A public hearing and discussion will take place at second reading of all ordinances within its respective section of the agenda.

1. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40 OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE RIGHT-OF-WAY(ROW) VACATION REQUEST (VC-023-25), WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS NW 3 AVE (FORMERLY EAST RAILWAY AVENUE BY THE PLAT) SUBMITTED BY THE APPLICANT/ADJACENT PROPERTY OWNER, SUNDAY SCURA JR, FOR THE ROW PROPERTY GENERALLY LOCATED BETWEEN THE FLORIDA EAST COAST RAILWAY AND APPLICANT’S PROPERTY WHICH ROW CONSISTS OF APPROXIMATELY 104 BY 40 FEET LYING WEST OF THE APPLICANTS’ PROPERTY LOCATED AT 213-225 NW 1 AVENUE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.
(Community Development)

2. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”; AT ARTICLE 725, ENTITLED “DEFINITIONS,” TO AMEND SECTION 725-30, ENTITLED “TERMS DEFINED”, TO INCLUDE THE DEFINITION FOR CERTIFIED RECOVERY RESIDENCE; AND AMENDING PART 1, ENTITLED “USE REGULATIONS”, ARTICLE 105, ENTITLED “USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING”; AMENDING ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS, AT SECTION 110-20, ENTITLED “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES”; AND AMENDING PART 3, ENTITLED “SPECIAL ZONING DISTRICTS”, SUB-PART 1, ENTITLED “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS”, AT ARTICLE 302 ENTITLED “DETAILED USE REGULATIONS”; AT SECTION 302-10, ENTITLED “PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO INCLUDE ZONING DISTRICT USE REGULATIONS FOR CERTIFIED RECOVERY RESIDENCES, IN ORDER TO UPDATE THE CITY CODE CONSISTENT WITH STATE LAW UNDER “LAW OF FLORIDA 2025-182”, EFFECTIVE JANUARY 1, 2025; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Community Development/City Attorney)*

3. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”; AT PART 1, ENTITLED “USE REGULATIONS”, ARTICLE 105, ENTITLED “USE REGULATIONS FOR RESIDENTIAL AND OPEN

SPACE ZONING”, TO MODIFY SECTION 105-250, ENTITLED “REASONABLE ACCOMMODATION PROCEDURES,” TO UPDATE THE CITY’S REASONABLE ACCOMMODATION PROCURES RELATING TO RECOVERY CENTERS, ENSURING WRITTEN APPLICATION; 60 DAY REVIEW PROCESS; AND UPDATING THE CITY CODE CONSISTENT WITH STATE LAW UNDER “LAW OF FLORIDA 2025-182”, EFFECTIVE JANUARY 1, 2025; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development/City Attorney)*

4. ORDINANCE NO. 2026-_____

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), TO FUND THE LIFT STATION 4 MITIGATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

5. ORDINANCE NO. 2026-_____

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), TO FUND THE LIFT STATION 6 MITIGATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

12. SECOND READING ORDINANCES

1. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”; AT PART 6, ENTITLED “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS”, ARTICLE 640, ENTITLED “PLATS”, TO MODIFY THE CITY’S PLATTING REQUIREMENTS TO BE CONSISTENT WITH UPDATES IN STATE LAW DUE TO THE PASSAGE OF “LAW OF FLORIDA 2021-164,” WHICH MODIFY FLORIDA STATUTES SECTION 177.01, ENTITLED “ADMINISTRATIVE APPROVAL OF PLATS BY BY DESIGNATED MUNICIPAL OFFICIAL”, WHICH UPDATES REQUIRE THE ELIMINATION OF THE PUBLIC HEARING, QUASI-JUDICIAL PROCESS BY THE CITY COMMISSION TO APPROVE PLATS, AND TO ESTABLISH THE “ADMINISTRATIVE AUTHORITY OF THE CITY TO BE THE CITY’S COMMUNITY DEVELOPMENT DIRECTOR, OR DEPUTY; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS;

PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

2. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) TO PROVIDE CLARITY AND UPDATED APPLICATION PROCEDURES AND NOTICE REQUIREMENTS; BY AMENDING PART 6, ENTITLED “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS” , TO CREATE SECTION 610-15, ENTITLED “COMMUNITY OUTREACH” TO REQUIRE COMMUNITY OUTREACH AS PART OF EACH APPLICATION; AMENDING ARTICLE 610 ENTITLED PUBLIC HEARING NOTICES, IN ORDER TO UPDATE SECTION 610-30, ENTITLED “DETAILED NOTICE PROVISIONS” TO PROVIDE FURTHER CLARITY TO NOTICE PROVISIONS; AMENDING ARTICLE 635, ENTITLED “SITE PLANS” AT SECTION 635-40, ENTITLED “SUPPLEMENTAL APPLICATION REQUIREMENTS” TO ELIMINATE PAPER SITE PLAN SUBMITTALS; AMENDING PART 7, ENTITLED “CODE ADMINISTRATION”, TO AMEND SECTION 715-60, ENTITLED “DEVELOPMENT REVIEW COMMITTEE” TO REMOVE REFERENCE TO THE CRA EXECUTIVE DIRECTOR; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE *(Community Development)*

3. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) AMENDING ARTICLE 295 ENTITLED “VOLUNTARY MOBILITY PROGRAM” TO ELIMINATE SAME; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE *(Community Development)*

4. ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) TO PROVIDE CLEAN UP AND CLARIFICATION OF LANGUAGE IN VARIOUS SECTIONS OF THE LDC AS FOLLOWS: PART I, ENTITLED “USE REGULATIONS”, AT ARTICLE 100, ENTITLED “GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS”; AT SECTION 100-50 ENTITLED “CERTIFICATES OF USE” TO UPDATE THE CERTIFICATE OF USE REQUIREMENTS; AMENDING SECTION 100-60, ENTITLED

“ESTABLISHMENT OF ZONING DISTRICTS” TO UPDATE THE INTENT AND PURPOSE OF THE RESIDENTIAL-OFFICE (RO) DISTRICT AND TO MOVE THE PRD-1 DISTRICT TO THE MIXED USE CATEGORY; AMENDING ARTICLE 110, ENTITLED “USE REGULATIONS FOR COMMERCIAL AND MIXED USE DISTRICTS” AT SECTION 110-20, ENTITLED “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO ADD AN EXISTING ZONING DISTRICT TO THE PERMITTED USE TABLE; UPDATING SECTION 110-200, ENTITLED “OUTDOOR RESTAURANT SEATING,” TO TO INCLUDE THE PLANNED RESIDENTIAL DEVELOPMENT ZONING DISTRICT IN THE REGULATIONS; AMENDING PART 2, ENTITLED SITE DEVELOPMENT REGULATIONS, AT ARTICLE 265, ENTITLED “OFF-STREET PARKING REQUIREMENTS”, AT SECTION 265-110, ENTITLED “DESIGN AND CONSTRUCTION STANDARDS FOR PARKING LOTS TO ELIMINATE THE DIMENSIONAL REQUIREMENTS FOR WHEEL STOPS; AMENDING PART 3, ENTITLED “SPECIAL ZONING DISTRICTS”, SUBPART 1, ENTITLED “COMMUNITY REDEVELOPMENT AREA (CRA) FORM -BASED ZONING DISTRICTS, AT ARTICLE 303, ENTITLED DISTRICT DEVELOPMENT STANDARDS, AT SECTION 303-70 ENTITLED “GTWY-MU, BEACH GATEWAY MIXED-USE DISTRICT” TO AMEND TO SPECIFY BUILDING FRONTAGE STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

5. ORDINANCE NO. 2026-_____

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), TO FUND THE LIFT STATION 11 MITIGATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.*(Public Services)*

13. DISCUSSION AND POSSIBLE ACTION

1. Public Art Advisory Board Appointment
2. Request for Support — IT Parker Fee Rental — *Sponsored by Mayor Davis*
3. Discussion to move the July 14, 2026, CRA Meeting and Commission Meeting to July 7, 2026 — *Sponsored by Mayor Davis*
4. Request for Support – Deployed BSO Deputies – *Sponsored by Commissioner Lewellen*
5. Request to Purchase and Install Images/Renderings of Former Mayor Tamara James During her Time as a Basketball Player for the University of Miami and the WNBA

Washington Mystics Inside the C.W. Thomas Gymnasium - *Sponsored by Vice Mayor Salvino*

6. *American Legion Post 209 – Special Event - Emergency - Sponsored by Commissioner Ryan*

14. APPOINTMENTS

1. Board Appointments:
 - Dania Beach Housing Authority Board - 2 vacancies - Mayor Davis
 - Marine Advisory Board - 1 vacancy - Vice Mayor Salvino
 - Planning & Zoning Board - 1 vacancy - Vice Mayor Salvino
 - Public Art Advisory Board - 2 vacancies - Commission

15. COMMISSION COMMENTS

16. ADJOURNMENT



City of Dania Beach Parks & Recreation Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Tyrone Cornileus | Events Liaison | Parks & Recreation

SUBJECT: Special Events Application Request for MAD Arts & Dania Pointe Annual Programming

Request:

An Annual Special Event(s) request is requested by MAD ARTS to host their annual events calendar for the 2026 calendar year (January 2026 - December 2026) located at 481 S Federal Hwy, Dania Beach, FL 33004.

An Annual Special Event(s) request is requested by Dania Pointe to host their annual events calendar for the 2026 calendar year (January 2026 - December 2026) located at 139 Compass Way, Dania Beach, FL 33066. This has been previously approved in past years.

Background:

MAD ARTS is requesting to host their annual events calendar for the 2026 calendar year (January 2026 - December 2026) located at 481 S Federal Hwy, Dania Beach, FL 33004. The events will primarily be held at their property in their yard space behind their building. Events will take place Thursday - Sunday. Thursday - movies in the yard; Friday - live music; Saturdays & Sundays - day markets, music, and art showcases.

Dania Pointe in requesting to host their annual events calendar for the 2026 calendar year (January 2026 - December 2026) located at 139 Compass Way, Dania Beach, FL 33066. This has been previously approved in past years. There events will feature Wellness Wednesdays, Night markets, live entertainment, annual 5k walk/run, and their annual Food and Wine Festival.

Budgetary Impact

Special Event Application Fee: \$300

Recommendation

MAD ARTS:

Department Review:

BSO Fire: Fire Prevention

Building Official

City Attorney

Comments:

Approved w/ conditions

need submitted site plan

Approved

Code Enforcement
Planning & Zoning
Hr/Risk Mgmt.
Parks & Recreation
Public Services
BSO Police Dept.
Dania Pointe:
Department Review:
BSO Fire: Fire Prevention

Building Official
City Attorney
Code Enforcement
Planning & Zoning
Hr/Risk Mgmt.
Parks & Recreation
Public Services
BSO Police Dept.

Approved
needs revisions
Approved
Approved
Approved
Approved

Comments:
Required to have inspector for Food & Wine
Event
Permits required for selected events
No issues
No issues
No issues
No issues
No issues
No issues
No issues

December 2025

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

Dec 6th Breakin Mia yard event live music and art 3 pm -11pm

Dec 13th The clyde - Yard event, art and live music 3 pm-11pm

Dec 21st Krampus christmas 3pm - 10pm

January 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

Jan 24th Wax Worms - yard event live music and art 3pm -10pm

February 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

Ignite Feb 13th - 21st - yard event live music and art 3pm - 10pm Daily

March 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

March 21st - Under ground resistance - yard event live music and art 3pm - 10pm

March 28th - 29th South Florida Film Forum Music and art 2pm-10pm

April 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

April 5th- Easter in the yard 2pm-9pm

May 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

May 2nd Burger Beast Live music and art Yard event 1pm-10pm

May 10th - Mothers day Market 3pm - 10pm

June 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

June 21st - Fathers day in the yard 3pm-10pm

July 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

August 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

September 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

October 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

November 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:

December 2026

Thursdays- Movie night in the yard 5pm-10pm

Fridays - Live Music in the yard 5pm-10pm

Saturdays - Live Music in the yard 5pm-10pm

Sundays - Live music in the yard 5pm-10pm

Special events:



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

If issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART I: EVENT REQUEST

If issued a If issued a special event permit this doesn't authorize usage of city logo.

Event Name: Mad Yard

Type of Event: Minor Event - less than 500 people, single day event, no road closures
 Major Event - more than 500 people, consecutive multi-day event, roadclosures
 Wedding (major event requires Commission approval)

Is your event located in a public park or City property? ___ Yes ___ **x** ___ No

Is your event located on the beach? ___ Yes ___ **x** ___ No

Location: Mad arts 481 S Federal Hwy

Expected maximum attendance 200 Expected sustained attendance 50

Has this event been held in the past? x Yes ___ No

If yes, please list the past dates, locations and attendance Mad Arts

Detailed Description: (Activities, Vendors, Entertainment, etc.)

Events in the yard will take place Thursday - Sunday. Thursday Movies in the yard, Fridays live music, Saturdays and sundays might have day markets, music and art showcases.

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	__		_____AM/PM	_____AM/PM	_____
EVENT DAY 1:	__		_____AM/PM	_____AM/PM	_____
EVENT DAY 2:	__		_____AM/PM	_____AM/PM	_____
EVENT DAY 3:	__		_____AM/PM	_____AM/PM	_____
BREAKDOWN:	__		_____AM/PM	_____AM/PM	_____

PART II: APPLICANT

Organization Name Mad Arts **Name of Authorized Signatory** _____
For-Profit Non-Profit Private (as registered in Sunbiz)

Address: 481 S federal Hwy **City, State, Zip:** Dania beach, FL, 33004

Date of registration: _____ **State registered in:** FL **Federal ID #** _____

Email Address: amanda.deroxtra@yeswearemad.com **Phone:** 9547070919

Event Coordinator Name Amanda DeRoxtra **Phone:** 9547070919

Title: _____ **Phone:** _____ **Cell:** _____

Email address: _____ **Fax:** _____

Additional Contact Name Marc Aptakin **Will you be on site?** Yes No

Title: CEO **Phone:** 3058078060 **Cell:** _____

Email address: _____ **Fax:** _____

Event Production Company (if other than applicant) _____

Address: _____ **City, State, Zip:** _____

Contact Name: _____ **Title:** _____

Phone (day) _____ **(night)** _____ **Cell:** _____

Email address: _____ **Fax:** _____

PART III: EVENT INFORMATION

All City permits must be obtained through the City’s Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.

Admission/Registration Yes No **If yes, how much? \$** _____

Alcohol for Sale Yes No **Alcohol for Fee** Yes No

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

Provide State of Florida alcohol licenses and \$500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride Yes No

If yes, name a contact of company: _____

What type of rides are you planning? _____

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

Electricity Yes No Generator Yes No Amount of Kilowatts _____

Events requiring electricity must be permitted.

Company: _____ License #: _____

Name of Electrician: _____ Phone: _____

Entertainment Yes No

If yes, what type of entertainment will be there? Any notable documents?

Fencing or Barricades Yes No

Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects Yes No

Name & Contact of Company conducting the show: _____

A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors Yes No

Food Trucks Yes No

Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____

State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?
 Yes No

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:

N/A Electric Grill(s) # _____ Gas Grill(s) # _____ Charcoal Grill(s) # _____ Smoker Grill(s) # _____

Grease Fryer(s) # _____ Oven(s) # _____ Electric Range Burner(s) # _____ Gas Range Burner(s) # _____

Please Note – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

Does each cooking appliance have its own dedicated Fire Extinguisher? Yes No

Please Note – Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

Does each cooking area have the proper clearances from all other event areas? Yes No

Please Note – Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.
5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music Yes No

If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

List the type of equipment you will use (speakers, amplifier, drums, etc.):

speakers, band equipment, drums, guitar

Stages Yes No Type (wood, metal, trailer stage, etc.) S

Stages may require permits.

Days and times music will be played: _____

How close is the event to the nearest residence? _____

It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact Yes No If yes, lot location(s)? 2 lots on site

Date(s) of Closure _____ Time(s) of Closure _____

All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings Yes No If yes, define Closure(s) _____

Date(s) of Closure _____ Time(s) of Closure _____

Sanitation & Waste

Will the event encourage Recycling and Sustainability? Yes No

Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name _____ Contact _____ Phone _____

All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police Yes No

Name _____ Phone _____

Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company _____ Contact _____ Phone _____

Tents or Canopies Yes No

No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? _____

Company Name _____ Contact _____ Phone _____

A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets Yes No

All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan Yes No

Any events larger than \$5,000 people must have an approved Transportation Plan.

PART IV: SECURITY AND EMERGENCY SERVICES

Any events larger than 1,000 people must have a BSO EMS Detail.

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the “Cost Estimate” worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

BSO DETAIL REQUIREMENT

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff’s Office detail may be required.

BSO EMS DETAIL REQUIREMENT

Any events larger than 1000 people must have a BSO EMS Detail

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff’s Office additional EMS detail may be required.

The cost for EMS Detail is as follows:

- EMS Detail Cart, Fire Rescue Lieutenant or Captain, and DE
- 4 Hour minimum \$75.00 per person per hour total of \$600 this includes the use of the EMS Cart or ambulance.
- Any event over 4 hours will be billed accordingly and will include ½ hour preparation time before event and ½ hour de-mobilization time after event.

FIRE WATCH REQUIREMENT

A fire watch may be imposed depending on the type of event, number of persons present and/or hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail and/or fire inspector:

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (4 hour minimum). Personnel costs for apparatus and personnel are listed below: (4 hour minimum).

The cost of apparatus is as follows:

Fire Watch - Engine/Fire Apparatus with 2-Person Crew (Fee Per Each Crew Member)
\$212.50 per hour with 4 hours minimum for total of \$1700.00
Fire Watch - Engine/Fire Apparatus (per each additional Crew Member)
\$75.00 per hour with 4 hours minimum for total of \$300.00
Incident Commander with Cart - Single Battalion Chief
\$75.00 per hour with 4 hours minimum for total of \$300.00

The City of Dania Beach requires application completion 14 days in advance for the detail services. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

Payment for Details can be made as follows:

Payment in person:

Broward County Sheriff's Office
Public Safety Building 2601 West Broward Blvd. Fort Lauderdale, FL 33312

Payment by mail:

Broward County Sheriff's Office
Attn: Special Revenue Unit P.O. Box 9507 Fort Lauderdale, FL 33312

Payment online:

You can now make payments online 24 hours per day, 7 days a week, 365 days per year.

Please visit:

<https://www.govpaynow.com/gps/user/plc/a0019h>

***FEES APPLY FOR ONLINE PAYMENTS**

Make all checks payable to Broward Sheriff's Office. Include Fire Tracking Number on the check (located at the top right corner of billing form).

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge. If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

I understand that if issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART VI: SUBMISSION

Email application and plans to: dbspecialevents@daniabeachfl.gov

Site Plan must include the following with application:

1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event coordinator will manager security.

Create an account on RecDesk, <https://daniabeach.recdesk.com/Community/Home>, where an invoice will be sent electronically for the applicant to pay via credit card.



A. DeRoxtra

Event Coordinator Signature

12/18/2025

Date



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

PART I: EVENT REQUEST

Event Name: _____

Type of Event: Minor Event - less than 500 people, single day event, no road closures
Major Event - more than 500 people, consecutive multi-day event, road closures (major event requires Commission approval)
 Wedding

Is your event located in a public park or City property? ___ Yes ___ No

Is your event located on the beach? ___ Yes ___ No

Location: _____

Expected maximum attendance _____ Varies based on event Expected sustained attendance _____ Varies based on event

Has this event been held in the past? ___ Yes ___ No

If yes, please list the past dates, locations and attendance _____

Detailed Description: (Activities, Vendors, Entertainment, etc.)

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	Varies based on event _____		_____ AM/PM	_____ AM/PM	_____
EVENT DAY 1:	_____	_____	_____ AM/PM	_____ AM/PM	_____
EVENT DAY 2:	_____	_____	_____ AM/PM	_____ AM/PM	_____
EVENT DAY 3:	_____	_____	_____ AM/PM	_____ AM/PM	_____
BREAKDOWN:	_____	_____	_____ AM/PM	_____ AM/PM	_____

PART II: APPLICANT

Organization Name _____ **Name of Authorized Signatory** _____
For-Profit Non-Profit Private (as registered in Sunbiz)

Address: _____ **City, State, Zip:** _____

Date of registration: _____ **State registered in:** _____ **Federal ID #** _____

Email Address: _____ **Phone:** _____

Event Coordinator Name _____ **Phone:** _____

Title: _____ **Phone:** _____ **Cell:** _____

Email address: _____ **Fax:** _____

Additional Contact Name _____ **Will you be on site?** ____ Yes ____ No

Title: _____ **Phone:** _____ **Cell:** _____

Email address: _____ **Fax:** _____

Event Production Company (if other than applicant) _____

Address: _____ **City, State, Zip:** _____

Contact Name: _____ **Title:** _____

Phone (day) _____ **(night)** _____ **Cell:** _____

Email address: _____ **Fax:** _____

PART III: EVENT INFORMATION

All City permits must be obtained through the City’s Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.

Please be advised that if an entity is sponsoring an event and/or is on City property, it is required to have present a certificate of insurance with a minimum amount of \$1M general liability and with the City listed as Additional Insured. There may be other or additional insurance requirements such as worker’s compensation or auto insurance, etc., for example, depending upon the event details, and as determined by the City.

Admission/Registration ____ Yes ____ No **h? \$** _____
Yes for 5k and Food & Wine Festival only, all other events are free admission

Alcohol for Sale ____ Yes ____ No **Alcohol for Fee** ____ Yes ____ No

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

Provide State of Florida alcohol licenses and \$500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride ____ Yes ____ No
If yes, name a contact of company: _____

Yes for Food & Wine Festival only, separate permit to follow

What type of rides are you planning? _____

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

Electricity ___ Yes ___ No **Generator** ___ Yes ___ No **Amount of Kilowatts** _____

Events requiring electricity must be permitted.

Company: _____ License #: _____

Name of Electrician: _____ Phone: _____

Entertainment ___ Yes ___ No

If yes, what type of entertainment will be there? Any notable documents? **Musicians & strolling performers at select events**

Fencing or Barricades ___ Yes ___ No

Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects ___ Yes ___ No

Name & Contact of Company conducting the show: _____

A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors ___ Yes ___ No **Food Trucks** ___ Yes ___ No

Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____

State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?
___ Yes ___ No

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:

N/A Electric Grill(s) #___ Gas Grill(s) #___ Charcoal Grill(s) #___ Smoker Grill(s) #___
Grease Fryer(s) #___ Oven(s) #___ Electric Range Burner(s) #___ Gas Range Burner(s) #___

Please Note – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

Does each cooking appliance have its own dedicated Fire Extinguisher? ___ Yes ___ No

Please Note – Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

Does each cooking area have the proper clearances from all other event areas? ___ Yes ___ No

Please Note – Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.

5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music ___ Yes ___ No

If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

List the type of equipment you will use (speakers, amplifier, drums, etc.):

Stages ___ Yes ___ No Type (wood, metal, trailer stage, etc.) _____

Stages may require permits.

Days and times music will be played: _____

How close is the event to the nearest residence? _____

It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact ___ Yes ___ No If yes, lot location(s)? _____

Date(s) of Closure _____ Time(s) of Closure _____

All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings ___ Yes ___ No If yes, define Closure(s) _____

Date(s) of Closure _____ Time(s) of Closure _____

Sanitation & Waste

Will the event encourage Recycling and Sustainability? ___ Yes ___ No

Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name _____ Contact _____ Phone _____

All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police ___ Yes ___ No

Name _____ Phone _____

Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company _____ Contact _____ Phone _____

Tents or Canopies ___ Yes ___ No

No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? _____

Company Name _____ Contact _____ Phone _____

A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets ___ Yes ___ No

All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan Yes No

Any events larger than \$5,000 people must have an approved Transportation Plan.

PART IV: SECURITY AND EMERGENCY SERVICES

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the “Cost Estimate” worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

BSO DETAIL REQUIREMENT

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff’s Office detail may be required.

FIRE WATCH REQUIREMENT

A fire watch may be imposed depending on the type of event, number of persons present and/or hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail and/or fire inspector:

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (3 hour minimum). In addition, an administrative fee of 10% will also be charged based on the total cost of personnel and apparatus. Personnel costs are currently estimated to be \$84.42 per hour, per person (3 hour minimum).

The cost of apparatus is as follows:

Rescue Truck - \$32.00 per hour

Engine (1500 gpm) - \$17.00 per hour

Ladder (1500 gpm) - \$80.00 per hour

The City of Dania Beach requires payment 14 days in advance for the detail services and fees are to be made payable to the City of Dania Beach by means of *cash advance or a cashier’s check*. Fees are based on individual employee’s overtime rates which vary from person to person. The amount estimated is based on the highest overtime rate currently payable in addition to fees for FICA, Medicare, Worker’s Compensation and Administrative fees. In the event that the entire estimated amount is not required for services, the City will refund the money, less the expenses incurred for the service. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge. If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

PART VI: SUBMISSION

Email application and plans to: specialeventapplication@daniabeachfl.gov

Site Plan must include the following with application:

1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event coordinator will manager security.

Mail application fee (payable to the City of Dania Beach) to: Attend: Shanesa Mykoo, Special Event Coordinator 100 West Dania Beach Boulevard, Dania Beach, Florida 33004

Event Coordinator Signature **as authorized agent**

Date



Events & Entertainment Programming

January – December 2026



Objective

In 2026, Dania Pointe will continue to be a hub for connection and community, offering a dynamic mix of shopping, dining, and entertainment.

Through a focus on creating meaningful experiences, Dania Pointe continues to be a place where people can connect, engage, and create lasting memories in Dania Beach.



2026 Programming

Ongoing Programming: Utilize weekly and biweekly events to connect and engage with locals and visitors.

Wellness Wednesdays

Every Wednesday at 6PM and 7PM

- Free Yoga and Zumba on the Lawn

Live Music

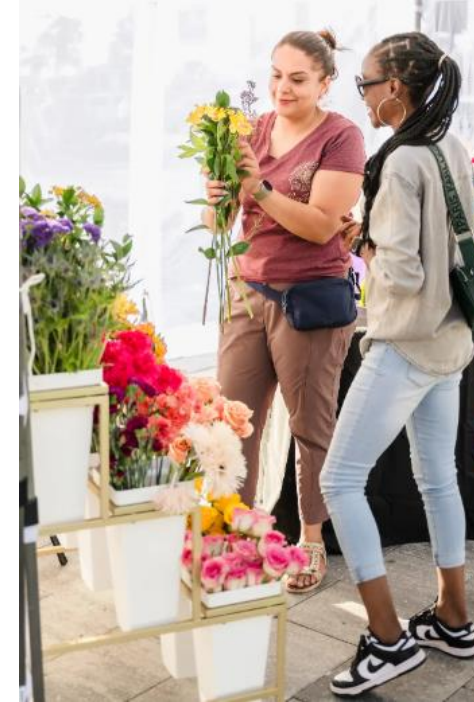
2nd & 4th Friday of Every Month from 5-10PM

- Featuring solo guitarists, saxophone players, electric violinists, DJ's, and more on the Lawn

Night Market

2nd and 4th Friday of Every Month from 5-10PM

- Showcasing local small businesses and artisans on the Lawn



2026 Programming

Ongoing Programming: Utilize the Lawn for community-oriented special events

Dan Marino Foundation Autism Acceptance Family Sunday

April 12th from 2-6PM

- DJ, entertainment, and games

Teachers Appreciation Celebration

June 3rd from 4-7PM

- Hosted with 101.5 Lite FM
- DJ, giveaways, and tenant activations

Cystic Fibrosis Foundation Great Strides Walk*

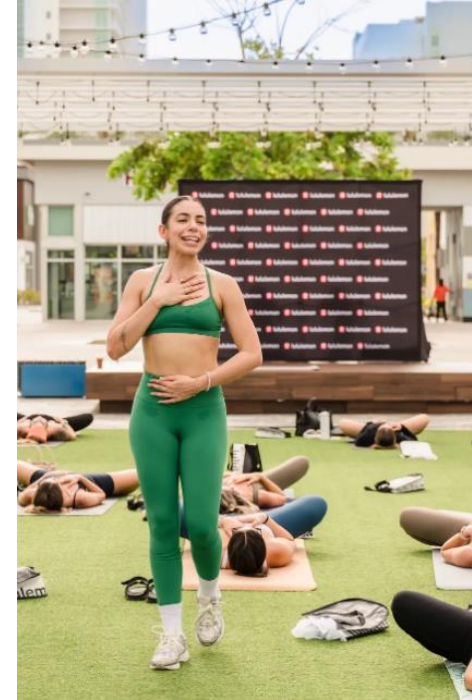
March 29th from 9AM – 12PM

- Hosted by Cystic Fibrosis Foundation
- Walk followed by tenant activations on the Lawn

Lululemon Wellness Events

Dates TBD

- Group fitness classes with DP tenant sampling and giveaways



*Separate permit to be submitted by CFF in 2026 detailing the course route and setup.

2026 Programming (cont'd)



Signature Programs: Position Dania Pointe as the place for locals and tourists alike to experience unique, elevated and exclusive experiences.

Specialty Markets:

Fridays & Saturdays 5-10PM

- International Women's Day Artisan Market 3/6 - 3/7
- Mommy & Me Artisan Market 5/1 – 5/2

Holiday Night Markets:

Fridays & Saturdays 5-10PM, Sundays 2-6PM

- Every Friday: 11/27– 12/18
- Saturday & Sunday Market: 11/28 -11/29 and 12/12 - 12/13

'Let it Snow' - Snowfall on the Lawn

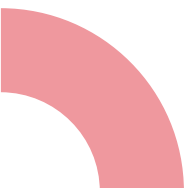
Fridays & Saturdays 7PM & 8:30PM, Sundays 7PM

- Every weekend: 11/27 – 12/31

'The Snowman Experience' on the Lawn – Photo Opportunity

Saturdays & Sundays 3-8PM

- Every weekend: 11/27 – 12/27



Activation Zones

Pointe Blvd. Area

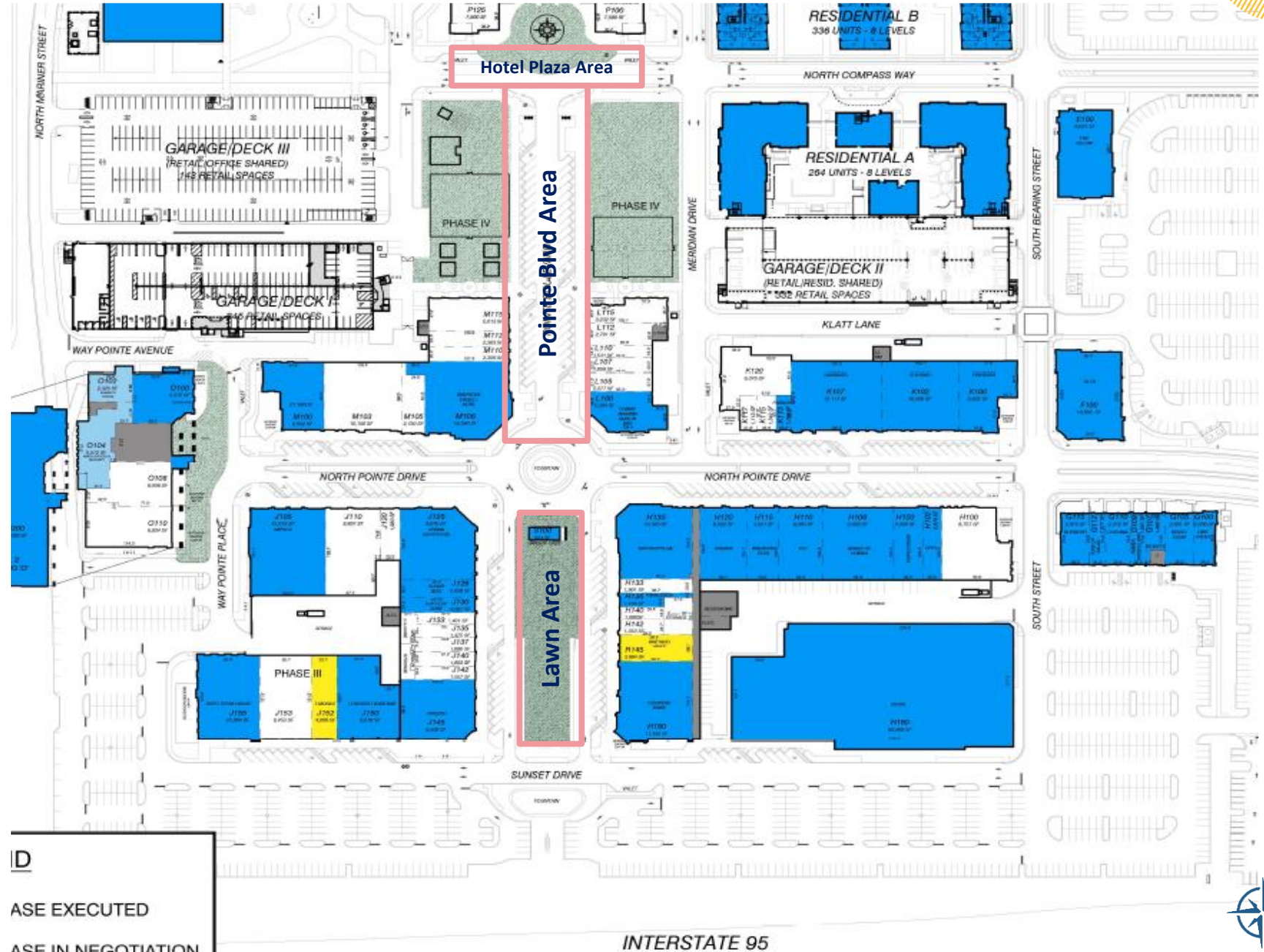
Signature Events (ex. Food & Wine Festival, 5K).

Hotel Plaza Area

Live music, Exclusive Photo Opportunities, Signature Events (ex. Food & Wine Festival, 5K).

Lawn Area

Live music, Wellness Wednesdays, Family Sundays, Night Market, Let it Snow, The Snowman Experience, and Signature Events.



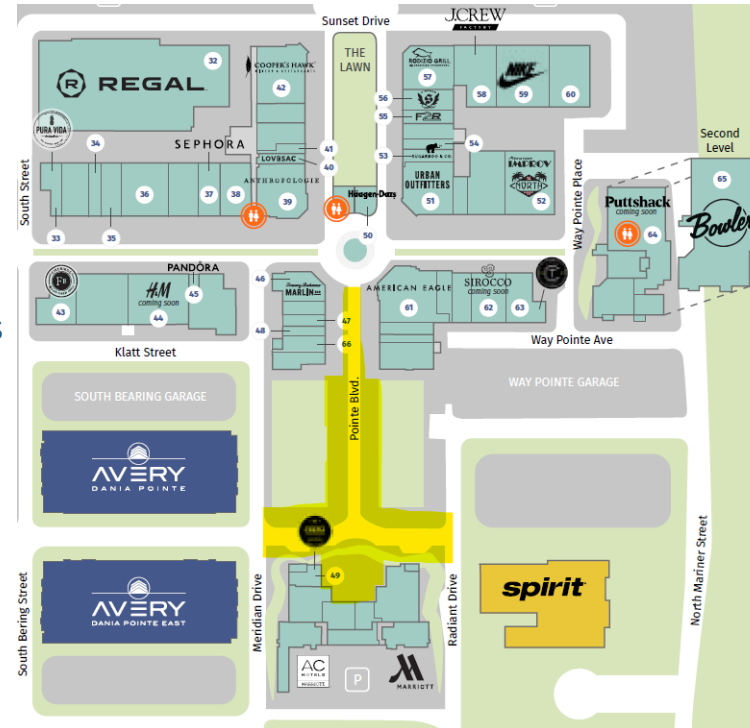
2026 Programming (cont'd)

Signature Events: Position Dania Pointe as the place for locals and tourists alike to experience unique, elevated, and inclusive experiences.



Dania Pointe Food & Wine Festival Sunday, Nov. 15th

- Specialty food, wine, cocktail sampling and chef demonstrations presented by Dania Pointe restaurants
- Wine, beer, and liquor tastings presented by sponsors
- Photo booths and activations to entertain guests



Site Plan

- Yellow highlight indicates event location
- Event to include tasting area, chef demonstrations, live entertainment, photo booth, and sponsors.
- Road closures on Pointe Blvd (hotel to fountain) beginning at 4am the day of event until 4am the next day.
- Expected attendance: 1,250

Thank You!





CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

If issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART I: EVENT REQUEST

If issued a special event permit this doesn't authorize usage of city

logo. **Event Name:** RCBSA MLK Sports Festival

Type of Event: Minor Event - less than 500 people, single day event, no road closures
Major Event - more than 500 people, consecutive multi-day event, roadclosures
(major event requires Commission approval)
Wedding

Is your event located in a public park or City property? Yes No

Is your event located on the beach? Yes No

Location: Frost Park

Expected maximum attendance 200 Expected sustained attendance 50

Has this event been held in the past? Yes No

If yes, please list the past dates, locations and attendance _____

Detailed Description: (Activities, Vendors, Entertainment, etc.)

Saturday and Sunday we will have a beach volleyball juniors tournament, sunday night will be a basketball clinic and mini tournament. Then on monday during the day we will have a sports festival with vendors and sports activities including utilizing the community center.

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	<u>1/16/26</u>	<u>friday</u>	<u>8:00</u> AM /PM	<u>12:00</u> AM /PM	<u> </u>
EVENT DAY 1:	<u>1/17/26</u>	<u>saturday</u>	<u>9:00</u> AM /PM	<u>7:00</u> AM /PM	<u> </u>
EVENT DAY 2:	<u>1/18/26</u>	<u>sunday</u>	<u>9:00</u> AM /PM	<u>8:00</u> AM /PM	<u> </u>
EVENT DAY 3:	<u>1/19/26</u>	<u>monday</u>	<u>1:00</u> AM /PM	<u>5:00</u> AM /PM	<u> </u>
BREAKDOWN:	<u>1/19/26</u>	<u>monday</u>	<u>5:30</u> AM /PM	<u>7:00</u> AM /PM	<u> </u>

PART II: APPLICANT

Organization Name Rita Crockett Beach Sports Academy **Name of Authorized Signatory** Rita Buck-Crockett
For-Profit Non-Profit Private (as registered in Sunblz)

Address: 2925 Hidden Harbour st **City, State, Zip:** Fort Lauderdale, fl. 33312

Date of registration: 01/24/2024 **State registered in:** FL **Federal ID #** 99-1759972

Email Address: rita@ritacrockettacademy.com **Phone:** 954-300-6887

Event Coordinator Name Marrita Crockett-Moulton **Phone:** 319-594-7332

Business Development and Operations Director

Title: _____ **Phone:** 954-300-6887 **Cell:** 3195947332

Email address: marri@ritacrockettacademy.com **Fax:** NA

Additional Contact Name Rene Buck **Will you be on site?** Yes No

Title: Treasurer **Phone:** 954-300-6887 **Cell:** 850-321-3024

Email address: rene@ritacrockettacademy.com **Fax:** _____

Event Production Company (if other than applicant) NA

Address: _____ **City, State, Zip:** _____

Contact Name: _____ **Title:** _____

Phone (day) _____ **(night)** _____ **Cell:** _____

Email address: _____ **Fax:** _____

PART III: EVENT INFORMATION

All City permits must be obtained through the City's Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.

volleyball tournament registration fee, festival and clinics free

Admission/Registration Yes No **If yes, how much? \$** _____

Alcohol for Sale Yes No **Alcohol for Fee** Yes No **Free samples**

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

Licensed catering company- Swiggle Marketing Agency

Provide State of Florida alcohol licenses and \$500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride Yes No

If yes, name a contact of company: South Florida Bounce and Slide

What type of rides are you planning? Inflatable game and Bounce house 12 ft height

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

MCM

Electricity Yes No Generator Yes No Amount of Kilowatts 6500 watt
Events requiring electricity must be permitted.
Company: South Florida Bounce and Slide License #: L24000289759

Name of Electrician: Michael O'Keefe Phone: 561-245-7100

Entertainment Yes No
If yes, what type of entertainment will be there? Any notable documents? NA

Fencing or Barricades Yes No
Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects Yes No
Name & Contact of Company conducting the show: _____
A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors Yes No Food Trucks Yes No **Playa Bowls, heavenly charros**
Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____
State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?
 Yes No

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:

N/A Electric Grill(s) # _____ Gas Grill(s) # _____ Charcoal Grill(s) # Smoker Grill(s) # _____
Grease Fryer(s) # _____ Oven(s) # _____ Electric Range Burner(s) # _____ Gas Range Burner(s) # _____

Please Note - Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

Does each cooking appliance have its own dedicated Fire Extinguisher? Yes No
Please Note - Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

Does each cooking area have the proper clearances from all other event areas? Yes No
Please Note - Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.
5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music Yes No
If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

MCM

List the type of equipment you will use (speakers, amplifier, drums, etc.):

speakers, microphones

Stages Yes No Type (wood, metal, trailer stage, etc.) Community Center Back Patio

Stages may require permits.

Days and times music will be played: DJ, live music Jan. 19th 1-5pm

How close is the event to the nearest residence? 200 feet
It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact Yes No If yes, lot location(s)? Dania Beach Casino

Date(s) of Closure _____ Time(s) of Closure _____

All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings Yes No If yes, define Closure(s) _____

Date(s) of Closure _____ Time(s) of Closure _____

Sanitation & Waste

Will the event encourage Recycling and Sustainability? Yes No

Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name Jack's Junk Removal Contact Jack Phone 9542568971

All grounds must be cleaned up **immediately** after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police Yes No

Name Drew Snape Phone 786-5069793

Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company In-Kind security detail Contact _____ Phone _____

Tents or Canopies Yes No

No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? 10- 10X10. Requesting the use of the community center privately as part of the event

Company Name Personal tents Contact Phone _____
A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets Yes No

All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan Yes No

Any events larger than \$5,000 people must have an approved Transportation Plan.

MCM

PART IV: SECURITY AND EMERGENCY SERVICES

Any events larger than 1,000 people must have a BSO EMS Detail.

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the "Cost Estimate" worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

BSO DETAIL REQUIREMENT

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office detail may be required.

BSO EMS DETAIL REQUIREMENT

Any events larger than 1000 people must have a BSO EMS Detail

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office additional EMS detail may be required.

The cost for EMS Detail is as follows:

- EMS Detail Cart, Fire Rescue Lieutenant or Captain, and DE
- 4 Hour minimum \$75.00 per person per hour total of \$600 this includes the use of the EMS Cart or ambulance.
- Any event over 4 hours will be billed accordingly and will include ½ hour preparation time before event and ½ hour de-mobilization time after event.

FIRE WATCH REQUIREMENT

A fire watch may be imposed depending on the type of event, number of persons present and/or hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail and/or fire inspector:

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (4 hour minimum). Personnel costs for apparatus and personnel are listed below: (4 hour minimum).

The cost of apparatus is as follows:

Fire Watch - Engine/Fire Apparatus with 2-Person Crew (Fee Per Each Crew Member)
\$212.50 per hour with 4 hours minimum for total of \$1700.00
Fire Watch - Engine/Fire Apparatus (per each additional Crew Member)
\$75.00 per hour with 4 hours minimum for total of \$300.00
Incident Commander with Cart - Single Battalion Chief
\$75.00 per hour with 4 hours minimum for total of \$300.00


5 of 7

The City of Dania Beach requires application completion 14 days in advance for the detail services. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

Payment for Details can be made as follows:

Payment in person:

Broward County Sheriff's Office
Public Safety Building 2601 West Broward Blvd. Fort Lauderdale, FL 33312

Payment by mail:

Broward County Sheriff's Office
Attn: Special Revenue Unit P.O. Box 9507 Fort Lauderdale, FL 33312

Payment online:

You can now make payments online 24 hours per day, 7 days a week, 365 days per year.

Please visit:

<https://www.govpaynow.com/gps/user/plc/a0019h>

***FEES APPLY FOR ONLINE PAYMENTS**

Make all checks payable to Broward Sheriff's Office. Include Fire Tracking Number on the check (located at the top right corner of billing form).

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge. If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.



6 of 7

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

I understand that if issued a special event permit this doesn't authorize usage of our City of Dania Beach logo.

PART VI: SUBMISSION

Email application and plans to: dbspecialevents@daniabeachfl.gov

Site Plan must include the following with application:

1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
3. Transportation Plan – show transportation options for attendees.
4. Security needs – Security Plan – detail how event coordinator will manager security.

Create an account on RecDesk, <https://daniabeach.recdesk.com/Community/Home>, where an invoice will be sent electronically for the applicant to pay via credit card.

Marrita Crockett-Moulton
Event Coordinator Signature

12/19/2025
Date



COLOR KEY

- RCBSA 10x10 Tents
- Vendors 10x10 Tents
- Groovy Bus Photo Booth
- Inflatables
- Food Trucks



CITY OF DANIA BEACH

OFFICE OF THE CITY MANGER

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

MEMORANDUM

Date: January 13, 2026

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

From: Ana M. Garcia, ICMA-CM, City Manager

Subject: Manager's Report

We concluded 2025 with huge progress on projects throughout our City that are both in design as well as construction such as CW Thomas Park that looks absolutely amazing. Additionally, with much appreciation and honor we acknowledged our City Team, our outstanding group of Public Servants. Thank you, Mayor, Vice Mayor, and Commissioners, for being present as this sends a strong, supportive and positive message to all those who serve our City valiantly, with integrity and great enthusiasm! You're all true leaders!

We have confirmed Thursday, February 12th at 5:00 p.m., for the historic ribbon cutting and celebratory event of the new CW Thomas Park. This project is a labor of love so it's fitting that the date is aligned with Valentine's Day week. Additionally, February is Black History Month, and this record setting \$22 million dollar investment is in the heart of our black community. More details to come as we prepare for an unforgettable event.

Throughout the week of January 12th, we will be actively beautifying NW 1st street from the bridge west all the way to the railroad tracks to the east. We will conclude these remarkable 8 days of projects on Martin Luther King Day, Monday, January 19th. Our inaugural MLK Day of Service will commence at 8:30 a.m. at the PATCH on the north side/ NW 1st Street. We will provide breakfast, refreshments and snacks for all who join us as well as all volunteers. Our Public Services Department will take the lead in planting, painting and beautification and our Parks and Recreation Department will lead the way working with all our local schools and students. Our Parks and Recreation Department will also be working closely with all the youth in our after-school programs and schools on MLK essays and art projects where the winners will be celebrated and honored at the February 24th Commission meeting.

Our special events Team is planning a Black History Month reception at City Hall from 5:00 p.m. – 7:00 p.m. on February 24th. We are very excited as we continue to elevate our events and the quality of our offerings.

We are working on the design of the sallyport behind our police substation on NW 1st. Aligned with our adopted Strategic Master Plan we are going to create a secure and controlled entryway and passage for our BSO and individuals they arrest. We will have a better parking system for our BSO and a safer overall environment. The area west of our substation where BSO used to park will be enhanced and beautified and will be used for additional public parking for CW Thomas Park. Parking was a top request from the community that we will deliver on as we all anticipate a very popular park with a multitude of events.

On Tuesday, January 6th, we commenced the interviews for the Communications and Marketing Manager position vacated by Sussette Rodriguez. We have secured Sussette for a bit longer contractually until we have our new team member on board. I'm happy to report that we have some great candidates as Dania Beach has become an employer of choice.

As I write this report, I am very pleased to report that we have sold over 300 tickets for the VIP portion of the Taste of Dania Beach. At this time last year, we had sold 75 tickets. More and more people are experiencing and realizing our Dania After Dark events are the place to be in South Florida where individuals and families can have a wonderful time in a safe environment. Our partnership with BSO has afforded us the opportunity to get safety barricades at no cost to our City.

All of us have hit the ground running in the new year planning, executing, and implementing projects, ideas and strategies for the ongoing betterment of our City. We are committed to sound financial investments where the return of our investment is perpetual to ensure the objectives of our unanimously adopted Strategic Master Plan are met. Via the leadership of this City Commission and this administration we will stay committed to a safer and more beautiful City where quality of life is a top priority.

Special Magistrate Agenda

Case #	Status	Hearing Type	Property Address	Cited Party	Default Inspector
2022-0000926	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Alberto Chavarria
2022-00001027	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Alberto Chavarria
2024-00000567	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Alberto Chavarria
2024-00000568	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Alberto Chavarria
2024-00001730	Active	H-EXTENSION - Extension Hearing	689 SW 7 TER	MORENO, DIMAS J PADILLA H/E RUBIO, JASON A MEJIA	Alberto Chavarria
2024-00001774	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Alberto Chavarria
2025-00000210	Active	H-ABATEMENT - Abatement Hearing	209 SW 12 ST	FLEMING FAMILY INVESTMENT LLC	Alberto Chavarria
2025-00000366	Active	H-EXTENSION - Extension Hearing	221 SW 3 PL	MALVAREZ, GUSTAVO ALEJANDRO	Alberto Chavarria
2025-00000776	Active	H-EXTENSION - Extension Hearing	237 SW 13 ST	NSLA INVESTMENTS LLC	Alberto Chavarria
2025-00000852	Active	H-EXTENSION - Extension Hearing	707 SW 10 ST	MEDALLA LAND LLC	Alberto Chavarria
2025-00000884	Active	H-CONFIRMATION - Confirmation Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Alberto Chavarria
2025-00000957	Active	H-EXTENSION - Extension Hearing	224 SW 5 ST	MARINA PRIME TIME LLC	Alberto Chavarria
2025-00000958	Active	H-EXTENSION - Extension Hearing	228 SW 5 ST	MARINA PRIME TIME LLC	Alberto Chavarria

Special Magistrate Agenda

2025-00001336	Active	H-FIRST HEARING - First Hearing	323 SW 1 AVE	RHONDA HOLLANDER HOLDINGS LLC	Alberto Chavarria
2025-00001358	Active	H-FIRST HEARING - First Hearing	753 SW 2 ST	NATIONSTAR MORTGAGE LLC % MR COOPER	Alberto Chavarria
2025-00001372	Active	H-FIRST HEARING - First Hearing	708 SW 7 TER	LARKIN, IVADELL	Alberto Chavarria
2025-00001411	Active	H-FIRST HEARING - First Hearing	242 SW 16 ST	JOHNSON SOLOMON & NATHANIEL-JOHNSON CARROL P	Alberto Chavarria
2025-00001430	Active	H-FIRST HEARING - First Hearing	266 SW 7 ST	ERIC C BRAUCH	Alberto Chavarria
2025-00001506	Active	H-FIRST HEARING - First Hearing	37 SW 12 ST	CHEN INVESTMENTS GROUP INC	Alberto Chavarria
2025-00000713	Active	H-EXTENSION - Extension Hearing	4350 SW 48 CT	DIDI CAPITAL CORP	Andre Smith
2025-00001157	Active	H-FIRST HEARING - First Hearing	4431 SW 52 CT	EMERALD PALMS VENTURE LP	Andre Smith
2025-00001159	Active	H-FIRST HEARING - First Hearing	4431 SW 52 CT	EMERALD PALMS VENTURE LP	Andre Smith
2025-00001162	Active	H-FIRST HEARING - First Hearing	4431 SW 52 CT	EMERALD PALMS VENTURE LP	Andre Smith
2025-00001165	Active	H-FIRST HEARING - First Hearing	4431 SW 52 CT	EMERALD PALMS VENTURE LP, #526	Andre Smith
2025-00001170	Active	H-FIRST HEARING - First Hearing	4431 SW 52 CT	EMERALD PALMS VENTURE LP	Andre Smith
2025-00001175	Active	H-FIRST HEARING - First Hearing	4431 SW 52 CT	EMERALD PALMS VENTURE LP	Andre Smith

Special Magistrate Agenda

2025-00001211	Active	H-FIRST HEARING - First Hearing	4325 SW 49 ST	ABCD FLORIDA RESI DE LLC	Andre Smith
2025-00001223	Active	H-FIRST HEARING - First Hearing	4283 SW 50 ST	SAMUEL RETEK	Andre Smith
2025-00001297	Active	H-FIRST HEARING - First Hearing	4870 SW 41 AVE	MIRYAM INVESTMENTS LLC	Andre Smith
2025-00001361	Active	H-FIRST HEARING - First Hearing	4261 SW 48 CT	PINERO, ARIANNY H/E & PINERO, ARAEL & RAQUEL B	Andre Smith
2021-00001174	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Anson Westberry
2022-00000107	Active	H-CONFIRMATION - Confirmation Hearing	326 SW 16 ST	16TH STREET REALTY LLC	Anson Westberry
2022-00000114	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Anson Westberry
2022-00001230	Active	H-CONFIRMATION - Confirmation Hearing	226 SE 3 TER	YOUNG, ROBERT M	Anson Westberry
2024-00000138	Active	H-ABATEMENT - Abatement Hearing	136 SE 2 CT	MARTINEXM ELIZABETH H/E JIMENEZ, JOSUE O MARTINEZ	Anson Westberry
2024-00000769	Active	H-EXTENSION - Extension Hearing	23 SE 12 ST	ZORG HOLDING DB LLC	Anson Westberry
2025-00000766	Active	H-EXTENSION - Extension Hearing	601 E DANIA BEACH BLVD	DANIA BEACH RENTALS LLC	Anson Westberry
2025-00000772	Active	H-CONFIRMATION - Confirmation Hearing	130 NE 2 AVE	MARREN, R D JR & JOANNA W	Anson Westberry
2025-00001217	Active	H-FIRST HEARING - First Hearing	306 NE 5 CT	HIDDEN OASIS VILLAS & MARINA LLC	Anson Westberry
2025-00001307	Active	H-FIRST HEARING - First Hearing	104 NE 2 ST	GAO, YUNQING	Anson Westberry

Special Magistrate Agenda

2025-00001387	Active	H-FIRST HEARING - First Hearing	130 NE 2 AVE	MARREN, R5 D JR & JOANNA W	Anson Westberry
2025-00001388	Active	H-FIRST HEARING - First Hearing	130 NE 2 AVE	MARREN, R D JR & JOANNA W	Anson Westberry
2025-00001406	Active	H-FIRST HEARING - First Hearing	325 NE 2 AVE	FORBUS, GARY W	Anson Westberry
2018-00000046	Active	H-ABATEMENT - Abatement Hearing	855 NW 3 TER	ZONDA INVESTING GROUP LLC	Luciano Nibbs
2018-00000499	Active	H-ABATEMENT - Abatement Hearing	855 NW 3 TER	ZONDA INVESTING GROUP LLC	Luciano Nibbs
2019-00000762	Active	H-ABATEMENT - Abatement Hearing	855 NW 3 TER	ZONDA INVESTING GROUP LLC	Luciano Nibbs
2023-00001128	Active	H-CONFIRMATION - Confirmation Hearing	75 NW 13 AVE	RALPH GLENN TROUTMAN II	Luciano Nibbs
2023-00001365	Active	H-CONFIRMATION - Confirmation Hearing	195 NW 14 WAY	LAVISH LIFESTYLES CAPITAL INVESTMENT GROUP LLC	Luciano Nibbs
2025-00000355	Active	H-EXTENSION - Extension Hearing	NW 14 AVE	ADELE BESNER TR BESNER HANNA S TRSTEE	Luciano Nibbs
2025-00000356	Active	H-EXTENSION - Extension Hearing	NW 14 AVE	ADELE BESNER TR BESNER HANNA S TRSTEE	Luciano Nibbs
2025-00000357	Active	H-EXTENSION - Extension Hearing	NW 14 AVE	ADELE BESNER TR BESNER HANNA S TRSTEE	Luciano Nibbs
2025-00001114	Active	H-FIRST HEARING - First Hearing	116 N POINTE DRIVE	DANIA LIVE 1748 II LLC C/O: KIMCO REALTY CORPORATION	Luciano Nibbs
2025-00001245	Active	H-FIRST HEARING - First Hearing	90 BRYAN RD	WAVE 90 L2 LLC	Luciano Nibbs

Special Magistrate Agenda

2025-00001340	Active	H-FIRST HEARING - First Hearing	SW 2 AVE	KC FOODSERVICE LLC	Luciano Nibbs
2025-00001379	Active	H-FIRST HEARING - First Hearing	1440 NAUTILUS ISLE	LANCE & GRETCHEN RANDALL	Luciano Nibbs
2025-00001855	Active	H-FIRST HEARING - First Hearing	701 S FEDERAL HWY	SHREEJI INVESTMENTS LLC	Michael Varas
2023-00000040	Active	H-FORECLOSURE - Foreclosure Hearing	36 SW 11 ST	KIBIZOFF, GARY STEVEN	Michelle Shahryar
2023-00000074	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2023-00000462	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2023-00000502	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	GAL, ORI	Michelle Shahryar
2023-00000513	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2023-00000578	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2023-00000775	Active	H-FORECLOSURE - Foreclosure Hearing	36 SW 11 ST	KIBIZOFF, GARY STEVEN	Michelle Shahryar
2023-00001277	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2023-00001378	Active	H-CONFIRMATION - Confirmation Hearing	314 PHIPPEN RD	LIVE CHEAP LLC	Michelle Shahryar
2023-00001448	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Michelle Shahryar
2023-00001508	Active	H-CONFIRMATION - Confirmation Hearing	4584 SW 24 AVE	FRANCISO M JUAREZ & ROGER JUAREZ	Michelle Shahryar

Special Magistrate Agenda

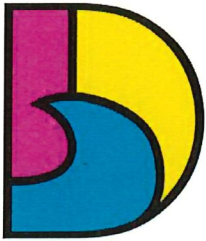
2024-00001046	Active	H-FORECLOSURE - Foreclosure Hearing	3463 GRIFFIN RD C LOT	GRIFFIN HARBOUR LLC	Michelle Shahryar
2024-00001051	Active	H-FORECLOSURE - Foreclosure Hearing	SW 34 TER	GRIFFIN HARBOUR LLC	Michelle Shahryar
2024-00001052	Active	H-FORECLOSURE - Foreclosure Hearing	SW 34 TER	GRIFFIN HARBOUR LLC	Michelle Shahryar
2024-00001531	Active	H-FORECLOSURE - Foreclosure Hearing	3463 GRIFFIN RD C LOT	GRIFFIN HARBOR LLC	Michelle Shahryar
2024-00001598	Active	H-EXTENSION - Extension Hearing	2111 SW 31 ST	HOLLY CHAN ENTERPRISES LLC	Michelle Shahryar
2025-00000128	Active	H-FORECLOSURE - Foreclosure Hearing	SW 34 TER	GRIFFIN HARBOR LLC	Michelle Shahryar
2025-00000459	Active	H-ABATEMENT - Abatement Hearing	4731 SW 26 TER	BAEZA, EDWARD	Michelle Shahryar
2025-00000519	Active	H-EXTENSION - Extension Hearing	3040 SW 46 CT	SANTILLI, NICHOLAS J BARRACO, JENNIFER S	Michelle Shahryar
2025-00001235	Active	H-FIRST HEARING - First Hearing	804 NW 8 ST	JAMES BRADLEY	Michelle Shahryar
2025-00001236	Active	H-FIRST HEARING - First Hearing	217 SE 3 TER	GABRIELA BORGES & RAYMOND ALEGRE	Michelle Shahryar
2025-00001238	Active	H-FIRST HEARING - First Hearing	714 NW 8 AVE	NOVOA MAURICIO G	Michelle Shahryar
2025-00001240	Active	H-FIRST HEARING - First Hearing	4465 SW 49 CT	METROPOLITAN TOWER LIFE INS CO % FAY SERVICING LLC	Michelle Shahryar

Special Magistrate Agenda

2025-00001269	Active	H-FIRST HEARING - First Hearing	804 NW 8 ST	JAMES BRADLEY	Michelle Shahryar
2025-00001308	Active	H-FIRST HEARING - First Hearing	250 NW 14 WAY	BROWN, JAMAR BROWN, JAMES	Michelle Shahryar
2023-00000567	Active	H-ABATEMENT - Abatement Hearing	4824 SW 45 AVE	KADOSH, EZER-UZI	Ricky Ali
2025-00000139	Active	H-EXTENSION - Extension Hearing	SW 54 ST	CONSOLIDATE MANAGEMENT CO % EMERALD ISLES CONDO	Ricky Ali
2025-00000392	Active	H-EXTENSION - Extension Hearing	4407 SW 37 AVE	KANE, MICHAEL	Ricky Ali
2025-00000629	Active	H-EXTENSION - Extension Hearing	4444 SW 52 ST	LEVY, JOSEPH	Ricky Ali
2025-00001176	Active	H-FIRST HEARING - First Hearing	2351 SW 34 ST	LEGGENDE REALTY LLC	Ricky Ali
2025-00001362	Active	H-FIRST HEARING - First Hearing	2111 SW 46 CT	KAL 101 LLC	Ricky Ali
2025-00001390	Active	H-FIRST HEARING - First Hearing	4408 SW 34 TER	BOTTON, DANNY	Ricky Ali
2025-00001672	Active	H-FIRST HEARING - First Hearing	4541 SW 28 TER	TWIN HARBORS PROPERTY MANAGEMENT LLC	Ricky Ali
2022-00001222	Active	H-FORECLOSURE - Foreclosure Hearing	307 W DIXIE HWY	307 W DIXIE LLC	Windy Damis
2023-00001516	Active	H-CONFIRMATION - Confirmation Hearing	4800 SW 28 TER	N & D HOLDING INC	Windy Damis
2024-00001745	Active	H-EXTENSION - Extension Hearing	4960 SW 29 WAY	MOLINO WILLIAM J	Windy Damis


Special Magistrate Agenda

2025-00000507	Active	H-ABATEMENT - Abatement Hearing	2697 SW 51 CT	MADINA & ALEXANDR SHUMILIN	Windy Damis
2025-00000532	Active	H-ABATEMENT - Abatement Hearing	5731 SW 24 AVE	SHIRAN DAVID	Windy Damis
2025-00001008	Active	H-FIRST HEARING - First Hearing	4880 SW 28 AVE	2700 GRIFFIN HOLDINGS LLLP	Windy Damis
2025-00001191	Active	H-FIRST HEARING - First Hearing	3047 SW 50 ST	LAKE, ANNE MARIE	Windy Damis
2025-00001212	Active	H-FIRST HEARING - First Hearing	5300 SW 28 TER	KLEIN MICHAEL A	Windy Damis
2025-00001213	Active	H-FIRST HEARING - First Hearing	3414 GRIFFIN RD	GRIFFIN PARTNERS INC	Windy Damis
2025-00001237	Active	H-FIRST HEARING - First Hearing	1900 STIRLING RD	B & JCM PROPERTIES LLC	Windy Damis
2025-00001312	Active	H-FIRST HEARING - First Hearing	4920 SW 27 AVE	FADLON, DAVID	Windy Damis
2025-00001463	Active	H-FIRST HEARING - First Hearing	2750 GRIFFIN RD	2750 GRIFFIN HOLDINGS LLLP	Windy Damis



DANIA BEACH
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**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: January 13, 2026
TO: Ana M. Garcia, ICMA-CM, City Manager
VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
FROM: Eleanor Norena, CFM, Community Development Director 
RE: Manager's Monthly Report – December 2025 – Community Development Department

The following is a summary of Community Development Department activity during the month of December 2025.

Community Development Special Projects:

Several Text Amendments are being processed in response to the 2025 Florida Legislative Session. These amendments are anticipated to go before the City Commission in January for first reading.

Building Division:

The Building Department created 168 and issued 166 building permits and conducted 1,252 inspections. There were no Certificates of Occupancy issued for the month of December 2025.

Planning and Zoning Division:

SP-35-25 Dania Pointe Phase IV: This site plan is for the construction of two 8-story, mixed-use buildings with 25,000 sq ft of commercial space per building and a total of 265 dwelling units. This project is currently being reviewed by DRC.

Miscellaneous Zoning Activities:

The Zoning Division processed 77 new Certificates of Use applications for new businesses in the City for the month of December 2025.

The Zoning Division processed, inspected, and approved zero new Vacation Rental Certificate for the month of December 2025.

Code Compliance Division:

The Code Compliance team oversees the Downtown city center, concentrating on addressing issues such as graffiti, illegal signage and the upkeep of properties to maintain the area's aesthetic appeal and ensure community standards are upheld.

This month, a total of 94 complaints were submitted through the City’s Ask Dania Beach App and promptly inspected by our code enforcement staff.

The unit has designated a dedicated code enforcement officer to manage all vacation rental inspections and complaints, thereby allowing zone officers to focus more effectively on their assigned areas. Eight properties were cited for vacation rental violations in December and 24 reinspection’s were completed.

Code Enforcement staff conducted a comprehensive sweep of businesses throughout the city to verify compliance with Business Tax Receipt requirements. As a result of this effort, 312 businesses and/or property owners were cited for operating without a valid Business Tax Receipt.

Waterway Inspections - The unit has designated two code enforcement officers to conduct inspections on the waterway with a focus on work without permits, vessel violations, and blight-related issues. Inspections are typically conducted weekly; however, inspections were limited this month due to the city boat being out of service for two weeks. In December, staff cited two properties for violations and reinspected six properties to verify compliance with existing violations.

The Code Compliance Division collaborates with Public Services to address bulk trash and nuisance issues throughout the City. This month, a total of 17 bulk notices were issued.

Please find the noise complaint details outlined below:

Date of Complaint	Address	Description	Code Officer	Resolution
12/16/2025	5201 SW 31 Ave #10	Loud Music	R. Ali	BSO sent a report on loud music from this property after midnight. NOV written and property being sent to Special Magistrate.
12/18/2025	414 SE 5 St	Playing music from speaker at an unreasonable audio level.	N/A	BSO report received stating they received a complaint on loud music from this residence. However, upon their inspection the music from the residence wasn’t unreasonable loud. Music playing was prior to 11pm.

				No code action taken.
12/25/2025	414 SE 5 St	Loud Music	A. Westberry	BSO report received for loud music after 11pm. NOV issued to property and being set for Special Magistrate.
12/25/2025	4701 SW 34 Dr	Loud Music	N/A	BSO report received for loud music at 5:30pm. Report didn't reflect if music was unreasonably loud or the distance heard. Waiting for response from deputy before code action is taken.

Please find the vacation rental complaint details outlined below:

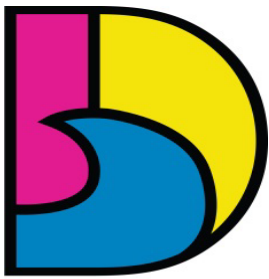
Date of Complaint	Address	Description	Code Officer	Resolution
12/15/2025	509 SE 2 Ave	Trash and debris on property/swale of Airbnb	M. Shahryar	Upon inspection it was determined this was a long-term rental not Airbnb. Property was cited for trash.

Beach Ranger and Parking Division:

- Beach Rangers patrol downtown City Center and all active construction sites for any parking and noise violations.
- Staff reported five violations at the beach in the Ask Dania Beach App including safety issues and aesthetics.
- Staff continue to monitor the pier, parking lot and sand areas to address violations which include, but are not limited to, prohibited events, climbing on dunes, drones, bonfires, littering, and dogs. 102 violations were observed and addressed.

Manager's Monthly Report – December 2025

- Beach Rangers are monitoring the marina for any unauthorized activity and any maintenance concerns.
- Beach Rangers monitor the beach lot for capacity on weekends and holidays. Staff directs traffic in the beach lot to keep the traffic flowing for safety.
- The FAU parking lot is being monitored by the Beach Rangers on weekends and holidays for valet parking, City staff parking, FAU student parking, and Lucky Fish / Quarter Deck employee parking.
- Beach Rangers continue to work with BSO Homeless Outreach to address homeless issues at the beach.



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CITY OF DANIA BEACH HUMAN RESOURCES DEPARTMENT

MEMORANDUM

DATE: January 5, 2026
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Linda Gonzalez, SPHR, SHRM-SCP – Chief Human Resources Officer *LG*
RE: Human Resources and Risk Management Report

Overview

The Human Resources and Risk Management Department continues to deliver exceptional services while advancing strategic initiatives that strengthen the City's workforce, enhance employee engagement, and position HR as a proactive partner. Below is a summary of our activities and activities over the last month.

Recruitment and Talent Acquisition

Our recruitment efforts are ongoing, with 3 active recruitments currently in progress at various stages of the hiring process.

- Marketing and Communications Manager
- Redevelopment Real Estate Manager
- Administrative Assistant, CRA

Training and Development

Our Training and Development efforts continue to reflect our strong commitment to supporting and investing in our team members' professional growth and development.

On December 4, David Alba, professional trainer, facilitated two training sessions on Advanced Customer Service and De-escalation Principles for all newly hired team members. These sessions reinforce our service standards while providing practical tools to navigate challenging interactions with professionalism.

Looking ahead to 2026, we will be introducing new on-site classes on Cyber Security for all employees, in addition to focused training for our team leads and supervisors. We will continue to expand learning opportunities by providing all team members with ongoing access to Microsoft Training resources. This initiative allows employees to strengthen and enhance their computer and technical skills at their own pace, with modules available at various proficiency levels in programs such as Word, Excel, and PowerPoint.

In addition, we are currently preparing for several upcoming employee development sessions, including:

- Call Back Session - scheduled for Thursday, January 15, designed to check in with newly hired team members, reinforce learning and ensure continuity of knowledge.
- Health and Safety Training facilitated by Paula Rojas, the City's UHC representative. This initiative will include two sessions focused on "**Healthy Heart**" underscoring our commitment to the health and well-being of our team members.

Collectively, these efforts demonstrate our ongoing dedication to creating a supportive learning environment, fostering continuous improvement, and ensuring our team members have the tools, knowledge, and resources needed to succeed.

Employee Engagement and Culture

We remain committed to creating a workplace culture that values recognition, connection, and employee well-being.

Our second annual Rising Stars event was held on December 11, and approximately 150 team members attended. Several team members were recognized and received recognition awards from the City Manager's office, based on nominations sent from directors to the awards selection committee. The feedback from this event was outstanding!

Risk Management, Wellness, and Safety

HR continues to take a proactive role in safeguarding City operations and employee well-being through forward-looking initiatives.

- Risk Management and the Finance Department have received several suggestions regarding how to save money or increase revenues to the City since the kick-off of the new Eagle Eye program. The suggestions are being reviewed and will be discussed with the Safety Committee in January.
- Quarterly random drug/alcohol testing results for CDL drivers were submitted to NMS Management Services.
- Annual Workers' Compensation Payroll audit for FY 25 was submitted to our insurance carrier.
- Setting up monthly automated driver's license checks for team members whose job requires driving.

Compensation and Benefits

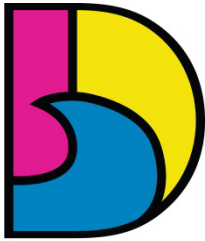
Our team continues to ensure employees have access to robust, competitive benefits while introducing innovative enhancements.

- The City recently received \$4,575 in Hometown Health Incentive match funds for the 2024-2025 program year. These funds will be used towards health-related initiatives and wellness programs.
- The annual PEPIE Survey is being completed with a target date of February 2026. This survey provides important insight into job structures and salary ranges throughout the public sector in the State of Florida.
- We are preparing for our Annual Health Fair scheduled for Thursday, January 29 at the I.T. Parker Center. We are expecting several vendors and anticipate high participation as we are providing team members with a convenient way to connect with resources and take a positive step toward better health.

Continuous Improvement and Innovation

HR continues to implement forward-thinking solutions that increase efficiency and mitigate risk.

- We are currently reviewing submissions received from the RFP request for a project management consultant, with focus on Human Resources Information Systems (HRIS), IT and payroll systems.



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CITY OF DANIA BEACH PARKS AND RECREATION DEPARTMENT

MEMORANDUM

DATE: January 6, 2026
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Cassi Warren, CPRP, Parks & Recreation Director
SUBJECT: Parks and Recreation Updates

Parks and Recreation Department Updates Project updates

Project Updates:

- CW Thomas Park – The project is in the final stages with the grand opening scheduled for Thursday, February 12th at 5pm.
- Olsen Middle School – Design is ongoing. Architectural and engineered drawings and equipment selections for phase 1, the field/court/dog park portion of the park, are ongoing.
- Chester Byrd Park – Staff is holding the kick off meeting with Calvin, Giordano & Associates, Inc. to begin the design phase of the project.
- PJ Meli Park – Staff is work with Bermello Ajamil to finalize the design and determine next steps.
- Frost Park Pickleball Sports Court Conversions – Construction is underway.

Ocean Rescue Report:

- Rescues – 1
- Medical/First Aid – 2
- Law Enforcement Calls – 7
- Missing Person – 0
- Wildlife or Domestic Rescue – 7

The Tamara James Turkey Distribution, on November 25th at Frost Park was a success, in which the team helped coordinate the light towers, city staffing, and the foundation handed out 500 turkeys.

The FRPA Luncheon took place on Tuesday, December 7th at the I.T. Parker Center. This allowed the Parks and Recreation department to show off our newly renovated community center. The luncheon consisted of 140 Parks and Recreation professionals and 9 vendors.

On Thursday, December 9th, the City of Dania Beach hosted the Celebrating the Stars Luncheon, which the special events team assisted HR in setting up the annual employee appreciation party at IT Parker. 150 employees attended, had lunch, and fellowshiped with one another, as we celebrated the 2025 year of accomplishments. The turnout was great and exceeded the number of employees who attended in 2024.

Ongoing programs:

- Rising Stars at CW Thomas Park, Frost Park and PJ Meli Park
- FitFusion at CW Thomas Park

- Hip Hop and Contemporary Dance at CW Thomas Park
- Tiny Tots at CW Thomas Park
- Junior Chefs at CW Thomas Park
- Checkmate Academy at CW Thomas Park
- Gaming Club at CW Thomas Park
- Adult Game Club at CW Thomas Park
- Domino Club at CW Thomas Park
- Gracefully Aging at CW Thomas Park
- Adult Chess at SW Community Center
- Adult Fantasy Sports at SW Community Center
- YAC at PJ Meli Aquatic Complex
- Karate at PJ Meli Park
- Swim Team at PJ Meli Park
- Waterpolo at PJ Meli Park
- Social Seniors at PJ Meli Park
- Tot Time at PJ Meli Park
- Sweet Creations at PJ Meli Park
- Kreation Station at Frost Park
- English Classes at Frost Park
- Sunday Cards at Frost Park
- Table Game Tuesdays at Frost Park

Athletic Programs (ongoing/upcoming):

- Football/Cheer at CW Thomas Park
- Adult Kickball at PJ Meli Park
- Lil Sluggers at PJ Meli Park
- Youth Basketball at Frost Park
- Jr. Youth Sports at Frost Park
- Little Sea Stars at PJ Meli Park
- Miami Marlins JR. RBI at PJ Meli Park
- Soccer at Frost Park
- Tennis at PJ Meli Park
- Dodgeball at CW Thomas Park
- Adult Basketball at CW Thomas Park
- Tai Chi for Arthritis – (Senior Programming) – I.T. Parker
- A Matter of Balance (Senior Programming) – I.T. Parker

Staff continues to enhance the level of programming we offer for our community of all ages. New programs are continuously rolled out to see the response and give the community options. With the completion of C.W. Thomas Park upon us, be on the lookout for new and exciting programs that allow for the community to utilize the amenities that this park offers.



CITY OF DANIA BEACH MARKETING AND COMMUNICATIONS DIVISION MEMORANDUM

DATE: January 6, 2026
TO: Ana M. Garcia, ICMA-CM, City Manager
FROM: Nannette Rodriguez, Director of Marketing and Communications
SUBJECT: Marketing and Communications Division Report

The City's website, social media, digital signs and Cable TV Channel 78 continue to be updated with relevant, new and important information. Marketing support may include advertisements, branding, signage, event site and marketing collateral, photography, media relations, video recordings, and pre- and post-event social media posts. Support is provided to all City departments and their projects. There is an ongoing effort to enhance digital communications and engagement by implementing best practices. Below are the latest activities from November through December 2025:

Publications (internal and external)

- *Pioneer* was completed and mailed
- Completed 2026 Team Calendar
- Creating content and designing winter edition of *Huddle*

New Website

- Creating new user-based organizational menus and navigations for webpages in the overall site.
- New design is complete and the design for Parks & Rec portal is drafted.
- Ongoing website training sessions for all administrators and departmental website liaisons to ensure consistent content management.

Community events and coverage

- Light Up the Night
- Veterans Day Waves of Freedom
- MLK Day of Service

City initiatives marketing support (internal)

- Take Dogs to Work Day
- Celebrating Our Stars

City initiatives marketing support (external)

- Boil Water Advisories (SE)
- Bulk Waste 2026
- Airport Runway Maintenance
- Veterans Day (City Manager)
- Safety Saturdays

Community Redevelopment Agency (CRA) initiatives

- PATCH: Continually producing and editing promotional communications and materials and social media posts

Parks & Rec / Special events marketing support

- Dania After Dark: Light Up the Night event coverage and post-event materials
- Dania After Dark: Taste of Dania Beach ad campaign
 - Sun Sentinel Top Things To Do feature (1/2/2026)
- New recreational programs (Adult Recess, NBA and NHL experiences)

Creative design and branding

- Materials for Celebrating Our Stars
- Materials for Light Up the Night, Taste of Dania Beach, Dinner at the Hall
- New street pole banners completed
- Car magnets for mayor and commission
- Several certificates of recognition

Digital / video

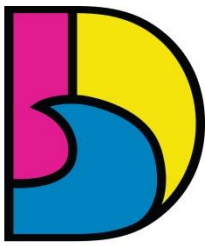
- State of the City completed
- PSAs for Taste of Dania Beach & Light Up the Night recaps
- Taped Mayor on the Move (special events). (*City Manager*)
- Testing new digital screen formats

Other

- Attended Regional PIO Emergency Operation Training on Terrorism
- Recruitment for specialist and manager positions.

ANALYTICS:

- Email campaigns: Past 30 Days (1/6/26): Three campaign average
 - Open Rate: 55%, Click-through Rate: 4%, Total contacts: 8,574
- Facebook (60 days): Views, 360,793; Interactions, 4,456; New followers, 755; Followers, 12,605; Post engagement rate, 4.31%
- Instagram: Profile impressions, 215,634; Reach, 37,900; Page visits, 5.3K; New Followers, 214; Followers, 13,939; Post engagement rate, 4.9%
- X: Followers, 2,982; Post impressions, 784; Post engagement rate, 3.62%
- YouTube (90 days): Channel views, 4,200; Subscribers, 661
- LinkedIn (90 days): Followers, 1,793; Impressions, 10,368; Engagement, 11.71%
- Everbridge: Community OptIns: 5,514; Alert Dania Beach subscribers: 282; Dania Events subscribers: 232
- Designs Created (11/1-12/31/25): 141



**CITY OF DANIA BEACH
PUBLIC SERVICES DEPARTMENT**

MEMORANDUM

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DATE: January 13, 2026

TO: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Fernando J. Rodriguez, Public Services Director
Fernando J. Rodriguez

CC: Sean Schutten, P.E., Deputy Director/City Engineer

RE: **PUBLIC SERVICES DEPARTMENT ACTIVITIES – October 28, 2025 to January 12, 2026**

Provided below is a summary of the main PSD project activities for the past eight weeks:

Landscape Master Plan – Dania Beach Blvd. medians – The design presented and approved by the Commission last year was submitted to FDOT and comments have been addressed. The bid specifications are being developed for bidding and awarding the work in the spring and it is projected that work will be completed by mid to late fall.

City Hall Hardening Project – The hurricane/impact window component has been completed. The doors have been delayed due to access control system complications. This matter will be addressed via a change order that will be on the February 10 agenda. This project will significantly improve the safety and indoor environment of occupants (reduced noise and humidity) and better protect the building during periods of storm or hurricane force winds.

SW 34th Terrace Drainage Project – The project in its final stages, and will be completed by late January -early February.

Women’s Club Historic Restoration – A permit related delay is being worked through. The project should be substantially completed by August - September.

Ocean Park Restrooms – These new, modern restrooms on the north end of Ocean Park will replace the restrooms adjacent to the sand. The site plan has gone through the first DRC review. Bidding is projected in the spring with start of construction foreseen for mid-year. February-March 2027 is the expected completion time frame.



SE Drainage Project

- **Phase I:** Pipes, inlets, and injection wells have been successfully installed as well as the large precast structures. Work on the pump station is ongoing. Substantial completion of Phase I is expected by mid-summer 2026.
- **Phase 2:** Trenching and installation of drainage pipes, inlets, and structures are progressing steadily along SE 4th Street, SE 4th Terrace and remaining east-west roads. The injection well installation is well underway. Substantial Completion anticipated for November 2026 and Final Completion expected by December 31st 2026.

Griffin Road/East Landscape Refurbishing – The project was completed in late December, 2026. This section of the important Griffin corridor now has an attractive, lush appearance.

GRANTS

House Appropriations Committee – Community Project Funding – The awarded amount of \$1,000,000 for Lift Station No.12 rehabilitation will be a significant contribution to the project. We’re continuing to monitor federal disbursement of funding and look forward to bringing this item to commission for an approval.

FDOT – NW 1st Street Streetscape Beautification –Kimley Horn to address environmental concerns memo drafted response to be sent to FDOT this week. Production package to be submitted to FDOT for review by January 14, 2026.

Broward County Grant- Roadway Resurfacing & Rehabilitation- Newly added

This grant is for a “Road Resurfacing Project” that will cover the following areas:

- SW 27th Ave/SW 27th Terr/SW 2nd Terr
- SW 27th Avenue (Griffin Road to SW 46th Street)
- SW 2nd Terrace (SW 4th Avenue to SW 2nd Avenue)
- SW 27th Terrace (SW 46th Street to northern end)

We’ve requested 300k for this grant. All documents were submitted and the award is currently pending approval with Broward County.


DATE: January 5, 2026

TO: Ana M. Garcia, ICMA - CM, City Manager

FROM: Jason Tarala, Captain/Chief - Broward Sheriff's Office

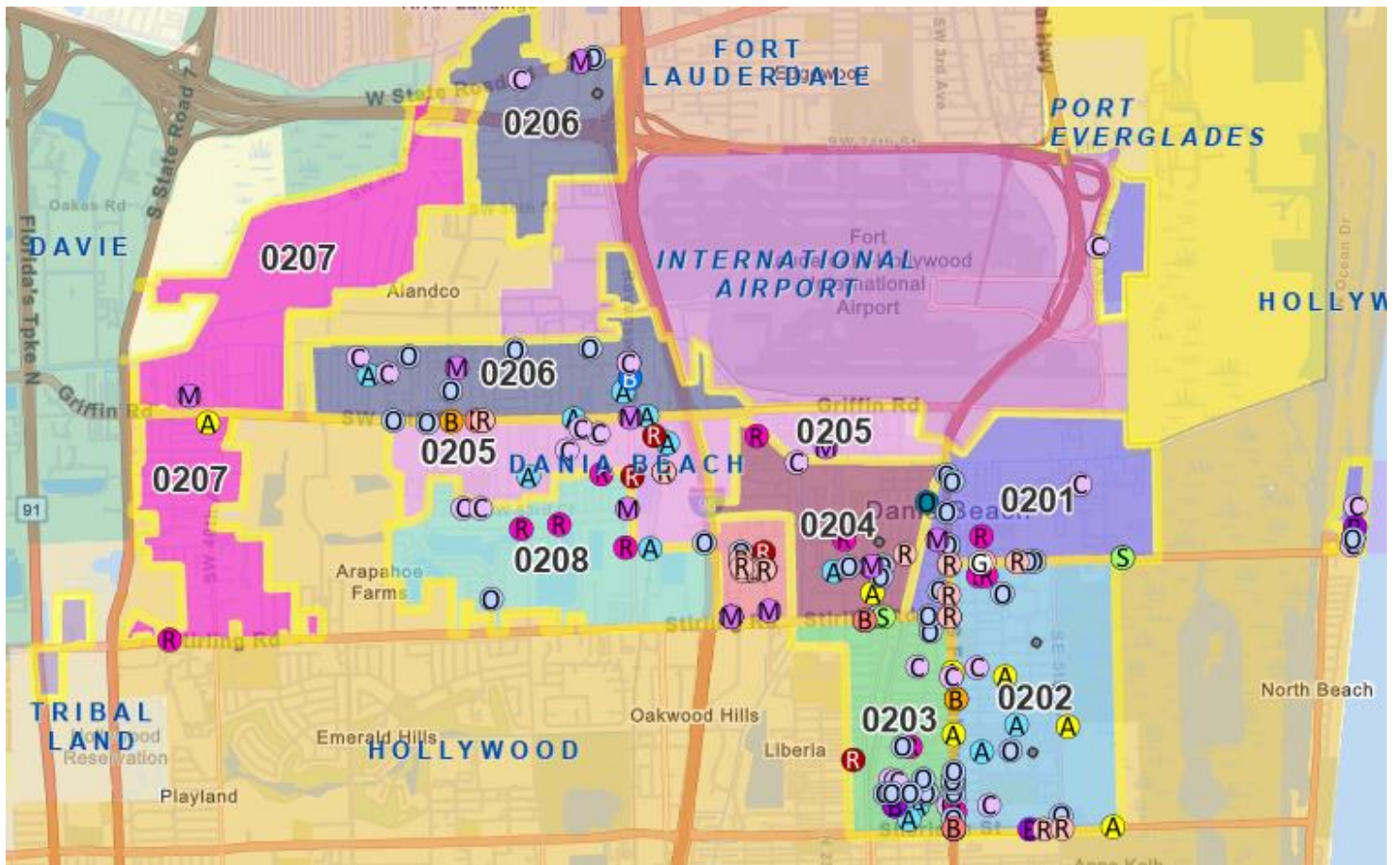
RE: Dania Beach Monthly Memo to City Manager – November – January 2025

Below are the monthly crime reports for part 1 crimes from 11/10/2025 to 1/3/2026:

										
BROWARD SHERIFF'S OFFICE										
CITY OF DANIA BEACH										
MONTHLY CRIME REPORT										
11/10/2025 - 1/3/2026										
Charge	0201	0202	0203	0204	0205	0206	0207	0208	0240	Grand Total
AGGRAVATED ASSAULT		7		1			1			9
AGGRAVATED BATTERY		1			1					2
AGGRAVATED STALKING	1									1
AUTO THEFT	2	2	3	1	2	5		1	1	17
AUTO THEFT - MOTORCYCLE			1							1
AUTO THEFT - OTHER				1						1
BURGLARY BUILDING/STRUCTURE	2	3		1	1	1				8
BURGLARY BUSINESS						3				3
BURGLARY CONVEYANCE	5	3	7	3	3	6		2		29
BURGLARY RESIDENCE	1	3	2	3			1	4		14
ROBBERY			2		2				1	5
ROBBERY BY SUDDEN SNATCHING	1			1						2
SEXUAL BATTERY	1	1	1							3
THEFT - ALL OTHER	8	12	13	3	2	8		1	2	47
THEFT - BICYCLE			2			1				3
THEFT - MOTOR VEHICLE PARTS	1			1	2	2	1	1	4	11
THEFT - RETAIL / SHOPLIFTING	2	4	3	1	3	2			12	27
Grand Total	24	36	34	16	16	28	3	9	20	186

Monthly Crime Report (186 Incidents)

- A AGGRAVATED ASSAULT (9)
- B AGGRAVATED BATTERY (2)
- S AGGRAVATED STALKING (1)
- A AUTO THEFT (17)
- M AUTO THEFT - MOTORCYCLE (1)
- O AUTO THEFT - OTHER (1)
- B BURGLARY BUSINESS (3)
- C BURGLARY CONVEYANCE (29)
- R BURGLARY RESIDENCE (14)
- R ROBBERY (5)
- S ROBBERY BY SUDDEN SNATCHING (2)
- B SEXUAL BATTERY (3)
- O THEFT - ALL OTHER (48)
- B THEFT - BICYCLE (3)
- M THEFT - MOTOR VEHICLE PARTS (11)
- R THEFT - RETAIL / SHOPLIFTING (27)
- G THEFT FROM BUILDING (1)
- ◆ <all other values> (9)



Notable Increases/Decreases

When compared to the previous report:

- Part 1 crimes **decreased by 11.7%** over the past eight weeks
- Auto thefts **decreased by 28.9%**.
- Aggravated batteries, assaults, and stalking **decreased by 35.2%**
- Burglaries **decreased by 22.1%**
- Robberies **decreased by 35.3%**
- Theft incidents **increased by 10%**

Total Arrests

11/10/2025 – 1/3/2026
245

- 198 arrests made by Road Patrol
- 20 arrests made by the Crime Suppression Team
- 27 arrests made by Criminal Investigations

Notable Arrests/Initiatives

- Due to the holiday season, Dania Beach experienced a increase in package thefts. Charges were recently filed against a suspect for stealing packages from an apartment complex.
- Detectives recovered a stolen vehicle and took the driver into custody. During their investigation, they also found 19g of cannabis, packaged into small individual baggies, consistent with selling drugs.
- Charges were also filed against another suspect responsible for stealing a Dodge Ram.
- A suspect was arrested for canvassing a neighborhood and attempting to burglarize several vehicles.
- Numerous suspects were arrested for stealing merchandise from Ulta, Sephora, and Bass Pro Shops.
- A suspect was identified after stealing numerous envelopes of cash from a small business. Charges were filed accordingly.

Proactive Enforcement Highlights

- Several months ago, detectives received complaints about a house that was known for selling drugs and prostitution. Through a series of undercover buys and surveillance, detectives were able to arrest one of the main dealers, who was on supervised release for possession of cocaine with intent to sell.
- A traffic stop was conducted, and the driver and passenger were found to be in possession of cocaine. The passenger also had a firearm. He has previously been convicted of drug trafficking and possession of a firearm. Both parties were arrested.
- Detectives observed two subjects complete a drug sale. Both were stopped after the sale and arrested.
- Surveillance was conducted on several subjects that had various felony warrants. All subjects were successfully taken into custody.

In total, 20 arrests were made, two arrest warrants issued, and the following were seized: one firearm, 14g of cocaine, 8g of cannabis.

Motors/Commercial Vehicle Enforcement

- Between Dania Beach motormen and road patrol deputies, **695 warnings and citations** were issued during the last eight weeks.
- Deputies focused their efforts on E Dania Beach Blvd, resulting in **108** warnings and citations issued for speeding, 74 issued for non-moving violations, and 2 issued for driving with a suspended driver's license.
- Additional enforcement was conducted along SW 40th Ave. Approximately **25** speeding citations and warnings were issued.
- School zones and Griffin Rd were still heavily monitored.
- The speed trailer remains deployed.

Homeless Outreach Team (HOT)

- Overall, four people struggling with homelessness (and/or addiction) received housing. One person was accepted into the Broward Addiction Recovery Center and three others were provided shelter by The TaskForce for Ending Homelessness, Inc.
- Deputies also assisted six additional people by signing them up for resources via the Broward Homeless Helpline.
- HOT deputies also assisted road patrol by responding to numerous calls for service that involved homeless people. Two arrests were made for trespassing.

- Deputies are continuing to patrol City Hall, Frost Park, Chester Byrd Park, Meadowbrook Square Plaza (Ideal Mall), and Ocean Park Beach.
- In total, HOT deputies conducted 232 area checks and documented contact with 29 people.

Neighborhood Support Team (NST)

Follow-Up/Directives/Initiatives

November 11, 2025 – Veteran’s Day Celebration – NST attended the annual Veteran’s Day Celebration held at American Legion Post #304.

November 22, 2025 – BSO Helping Hands Annual Turkey Giveaway – NST assisted with the agency wide Turkey Giveaway at BSO Headquarters for families at schools within BSO jurisdictions. For Dania Beach families that were unable to pick it up, the food was brought back to Dania Beach for distribution.

November 25, 2025 – Tamara James Annual Turkey Giveaway – NST assisted in the annual Tamara James Turkey Giveaway. Over 800 turkeys & collard greens were distributed.

December 4, 2025 – Mystic Force Parade – NST participated in the annual Mystic Force parade through Joe DiMaggio Hospital & Broward General Medical Center. The parade consists of multiple law enforcement agencies and is aimed at bringing holiday cheer to children in the hospital battling cancer.

December 12, 2025 – BSO vs City of Dania Beach Annual Kickball Game – NST co-hosted the annual kickball game between BSO employees and City of Dania Beach employees. The game brought fierce competition, and an unfortunate loss for BSO. However, the score was the closest it’s ever been with a close out 9-7.

December 16, 2025 – Cocoa with a COP – NST held their annual Cocoa with a Cop event at Dania Beach Elementary. 20 students had the opportunity to have hot chocolate, marshmallows, & sweet treats with BSO staff. Interactive games were also played allowing the students to have a little festive fun before the winter break.

December 17, 2025 – Shop with the Sheriff – NST transported ten students from Dania Elementary & Collins Elementary to participate in the Annual Shop with the Sheriff event at Walmart. Each student was paired with a deputy and got the opportunity to select \$200 worth of gifts for themselves.

December 18, 2025 – NST Makes a Wish Come True – NST, along with Dismas Charities held their annual “Make a Wish Come True” Event, in which five students were selected to create a Top 3 wish list of items he/she wanted for Christmas. Through personal donations from BSO deputies,

BSO COP members & Dismas Charities, all five students were able to receive everything on their wish list.

December 19, 2025 – City of Dania Beach Merry & Mischief Holiday Celebration – NST attended the Merry & Mischief Holiday event at PJ Meli Park. The intimate event consisted of gingerbread house decorating, story-time, and a special visit from Santa & The Grinch.

December 24/25, 2025 – Spread Some Holiday Cheer – NST received donations of toys from the local Walmart for deputies to spread a little holiday cheer. Deputies working on Christmas Eve & Christmas Day were able to give out toys to children within their respective zones. It created an opportunity for children to positively interact with deputies, outside of an emergency.

Meetings Zoom/In Person

- **November 12, 2025** – Dania Beach Chamber Meeting – 11:30am
- **November 13, 2025** – Dania Beach C.O.P. Meeting – 5:00pm
- **November 19, 2025** – South Florida Crime Prevention Meeting – 10:30am
- **November 19, 2025** – Dania Beach Woman’s Club Meeting – 12:00pm
- **November 19, 2025** – Saratoga HOA Meeting – 5:00pm
- **November 19, 2025** – Estates of Ft Lauderdale HOA meeting– 7:00pm
- **December 8, 2025** – First Responder Chamber Luncheon – 11:30am
- **December 11, 2025** – Dania Beach C.O.P Meeting – 5:00pm
- **December 17, 2025** – Estates of Ft Lauderdale HOA meeting – 7:00pm



BROWARD SHERIFF'S OFFICE
CITY OF DANIA BEACH
CALLS FOR SERVICE – 240 ZONE
11/10/2025 – 1/3/2026

THERE WERE A TOTAL OF **487** CALLS FOR SERVICE FOR 240 ZONE WITHIN THE LAST EIGHT WEEKS.

Calls for Service - 240 Zone	Total
03-HIT & RUN	9
04-ACCIDENT-MINOR	29
04I-ACCIDENT WITH INJURIES	2
08-MISSING PERSON/RUNAWAY	1
09-STOLEN TAG	4
10-50 TRAFFIC STOP	6
10-STOLEN VEHICLE	1
12-RECKLESS DRIVER	4
13I-SUSPICIOUS INCIDENT/PACKAGE	25
13P-SUSPICIOUS PERSON	3
13V-SUSPICIOUS VEHICLE	1
14-INFORMATION	13
16C-CHILD/ELDERLY ABUSE CPIS/DCF	3
16-CHILD/ELDERLY ABUSE	1
18-FELONY WARRANT	1
20-MENTALLY ILL PERSON	3
22-DISTURBANCE/NUISANCE	20
22N-DISTURBANCE-NOISE COMPLAINT	5
30-LARCENY	14
31-ASSAULT	3
38-DOMESTIC DISTURBANCE	7
38V-DOMESTIC DISTURBANCE VERBAL	3
39-DISTURBANCE NEIGHBOR	1
41SA-ROBBERY-PERSONAL/BUSINESS	1
49A-AUDIBLE/INTRUSION ALARM	40

49H-HOLD-UP ALARM	1
51-TRESPASSING	11
53-EMBEZZLEMENT-FRAUD	2
66-CIVIL MATTER/CUSTODY ISSUE	11
67FI-MEDICAL-FALL INJURY	1
67SP-MEDICAL-SICK PERSON	7
68-POLICE SERVICE CALL	201
72-LOST/FOUND PROPERTY	1
73-TRAFFIC/PARKING COMPLAINT	3
74-RECALL	1
76-AOA (ASSIST OTHER AGENCY)	18
79-HARASSMENT/STALKING/THREAT	1
911 HANG UP/DROP OFF	29
COMMERCIAL STRUCTURE FIRE ALARM	1
Grand Total	487

THERE WERE A TOTAL OF **20** PART 1 CRIMES FOR 240 ZONE WITHIN THE LAST EIGHT WEEKS.

Part 1 Crimes - 240 Zone	Total
AUTO THEFT	1
ROBBERY	1
THEFT - ALL OTHER	2
THEFT - MOTOR VEHICLE PARTS	3
THEFT - RETAIL / SHOPLIFTING	12
THEFT - STOLEN TAG & DECAL	1
Grand Total	20

THERE WERE A TOTAL OF **124** NOISE COMPLAINTS FOR ALL ZONES WITHIN THE LAST EIGHT WEEKS.

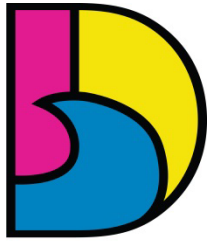
Date & Time	Address	Apt	Zone
12/9/2025 1:01	100 SE 4TH TER		0202
11/29/2025 23:51	101 MONROE UDELL ST	801	0201
11/28/2025 0:16	101 MONROE UDELL ST	H01	0201
11/19/2025 6:09	101 MONROE UDELL ST	801	0201
11/19/2025 2:15	107 SE 5TH ST		0202
12/26/2025 22:04	11 SW 1ST ST		0201
12/28/2025 17:33	1101 W DANIA BEACH BLVD	314	0204
12/1/2025 2:59	113 SW 5TH CT		0204
12/28/2025 12:57	120 N COMPASS WAY	728	0240
11/23/2025 0:45	121 N COMPASS WAY		0240
11/23/2025 0:30	121 N COMPASS WAY		0240
11/23/2025 1:01	121 N COMPASS WAY		0240
12/27/2025 22:54	121 N COMPASS WAY		0240
11/14/2025 23:24	150 S BRYAN RD	333	0204
11/29/2025 0:56	150 S BRYAN RD		0204
11/29/2025 1:41	150 S BRYAN RD		0204
11/17/2025 0:53	150 S BRYAN RD		0204
12/13/2025 1:57	150 S BRYAN RD		0204
12/2/2025 16:12	1505 SW 12TH AV		0203
11/11/2025 7:36	151 NE 1ST ST		0201
12/5/2025 1:21	151 NE 1ST ST		0201
1/2/2026 0:42	151 NE 1ST ST		0201
12/20/2025 3:40	180 E DANIA BEACH BLVD	107	0202
1/1/2026 20:50	2 SW 6TH AV	C	0204
11/22/2025 22:52	2040 STIRLING RD		0208

11/22/2025 22:52	2040 STIRLING RD		0208
11/12/2025 22:40	226 SW 7TH ST		0203
12/20/2025 23:18	229 SE PARK ST		0202
11/26/2025 3:31	23 SE 12TH ST	103	0202
11/17/2025 18:14	238 SE 2ND TER		0202
11/23/2025 18:13	238 SE 2ND TER		0202
11/21/2025 15:08	238 SE 3RD TER		0202
11/23/2025 20:58	238 SE 3RD TER		0202
12/9/2025 0:45	2413 SW 58TH MNR		0208
12/21/2025 2:32	25 NE 1ST CT		0201
12/14/2025 3:46	250 SE 5TH AV	605	0202
12/6/2025 23:05	2796 SW 47TH ST		0206
12/11/2025 21:14	2870 SW 58TH CT		0208
12/11/2025 21:01	2870 SW 58TH CT		0208
11/27/2025 20:43	29 SE 11TH ST		0202
12/25/2025 5:09	300 N BEACH RD		0201
1/3/2026 22:37	300 SW 14TH ST		0203
12/7/2025 20:30	307 DIXIE HWY	11	0203
12/7/2025 23:32	307 DIXIE HWY	11	0203
12/19/2025 23:01	307 DIXIE HWY		0203
12/7/2025 21:15	307 DIXIE HWY	11	0203
12/25/2025 0:11	310 SW 1ST AV		0203
11/12/2025 1:26	3135 SW 50TH ST		0205
12/24/2025 19:04	321 SW 16TH ST		0203
12/18/2025 3:23	3258 SW 44TH ST		0206
12/20/2025 0:25	3260 SW 44TH ST		0206

12/20/2025 0:25	3260 SW 44TH ST		0206
12/26/2025 0:03	327 SW 1ST AV		0203
11/20/2025 2:55	4 N FEDERAL HWY	735	0201
12/31/2025 23:54	4 N FEDERAL HWY	719	0201
1/1/2026 1:01	4 N FEDERAL HWY	719	0201
12/7/2025 1:02	4 N FEDERAL HWY		0201
1/1/2026 0:26	4 N FEDERAL HWY		0201
11/28/2025 15:51	405 SE 3RD TER		0202
11/26/2025 16:54	414 SE 5TH ST		0202
12/18/2025 15:18	414 SE 5TH ST		0202
12/18/2025 0:09	4249 SW 48TH CT		0207
12/30/2025 22:28	425 SE 11TH TER		0202
11/18/2025 20:31	4331 SW 52ND CT		0207
11/25/2025 22:40	4331 SW 52ND CT		0207
11/23/2025 1:23	441 SE 3RD ST		0202
12/25/2025 3:35	4411 SW 32ND AV		0206
12/20/2025 23:48	4424 SW 49TH CT		0207
11/18/2025 3:00	4617 SW 24TH AV		0206
12/6/2025 20:44	462 SE 14TH ST		0202
12/25/2025 1:31	4633 SW 28TH AV		0206
1/1/2026 1:56	4640 SW 34TH DR		0206
11/13/2025 19:04	466 SE 14TH ST		0202
12/6/2025 0:40	4691 SW 43RD TER		0207
11/16/2025 22:12	4701 SW 34TH DR		0206
12/20/2025 22:36	4701 SW 34TH DR		0206
12/31/2025 22:01	4701 SW 34TH DR		0206

12/17/2025 16:43	4711 SW 34TH DR		0206
12/14/2025 1:18	4711 SW 42ND TER		0207
1/1/2026 2:56	4720 SW 25TH TER		0206
12/7/2025 1:24	48 SW 11TH ST		0203
1/1/2026 2:35	4813 SW 44TH TER		0207
12/18/2025 21:27	4833 SW 44TH TER		0207
11/29/2025 0:02	4872 SW 44TH TER		0207
12/25/2025 4:16	4916 SW 26TH AV		0205
12/21/2025 0:15	4916 SW 43RD TER		0207
11/11/2025 22:12	4919 SW 31ST TER		0205
1/1/2026 0:34	4976 SW 27TH AV		0205
12/31/2025 20:46	4976 SW 27TH AV		0205
12/31/2025 22:09	4976 SW 27TH AV		0205
1/3/2026 18:14	4976 SW 27TH AV		0205
1/1/2026 1:14	4976 SW 27TH AV		0205
11/15/2025 23:46	500 NE 2ND ST		0201
12/6/2025 23:36	505 E DANIA BEACH BLVD		0201
12/3/2025 23:08	5220 SW 26TH AV		0205
12/31/2025 0:37	5420 SW 44TH TER		0207
12/25/2025 0:43	5430 SW 43RD TER		0207
12/31/2025 22:13	5517 SW 24TH AV		0208
12/16/2025 22:58	5801 SW 39TH WAY		0207
12/14/2025 22:03	5840 LAKESHORE DR	204	0208
12/25/2025 15:50	5840 LAKESHORE DR		0208
11/12/2025 12:35	600 E DANIA BEACH BLVD	730	0202
12/10/2025 21:28	600 E DANIA BEACH BLVD	832	0202

12/10/2025 21:28	600 E DANIA BEACH BLVD	832	0202
12/10/2025 0:26	600 E DANIA BEACH BLVD	421	0202
12/29/2025 21:15	600 E DANIA BEACH BLVD	421	0202
1/1/2026 3:47	600 E DANIA BEACH BLVD	335	0202
11/22/2025 0:22	600 E DANIA BEACH BLVD	436	0202
11/22/2025 23:50	601 E DANIA BEACH BLVD	217	0201
12/29/2025 2:38	629 NE 3RD ST		0201
11/25/2025 4:53	650 SE 12TH ST	104	0202
12/14/2025 6:08	710 SE 3RD CT		0202
12/4/2025 0:09	715 SW 5TH ST	3	0203
12/16/2025 21:33	715 SW 5TH ST	3	0203
12/26/2025 1:55	728 SW 2ND PL		0203
11/21/2025 18:00	830 NW 8TH AV		0205
12/31/2025 20:32	901 OLD GRIFFIN RD		0204
12/25/2025 0:07	906 NAUTILUS ISLE		0205
12/26/2025 0:39	APPROX LOC:4875 SW 26TH AV		0205
12/2/2025 22:27	E DANIA BEACH BLVD / S FEDERAL HWY		0201
12/9/2025 20:04	GRIFFIN RD / SW 29TH TER		0205
1/1/2026 0:54	NW 1ST AV / NW 1ST ST		0201
1/1/2026 21:43	NW 1ST AV / NW 1ST ST		0201
11/21/2025 21:43	NW 1ST ST / NW 14TH AV		0204
11/24/2025 0:52	SW 2ND AV / SW 11TH ST		0203
12/7/2025 0:33	SW 31ST AV / GRIFFIN RD		0205
12/24/2025 20:28	SW 58TH CT / LAKESHORE DR		0208



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

**CITY OF DANIA BEACH
BROWARD SHERIFF'S OFFICE (BSO)
EXTERNAL MEMORANDUM**

DATE: January 6, 2025

TO: Ana M. Garcia, ICMA-CM, City Manager

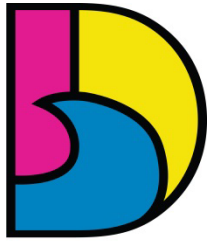
VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager

FROM: Sergio Pellecer, District Fire Chief

RE: Dania Beach Memo to City Manager

Please see the requested information below concerning the November 1, 2025, through December 31, 2025, of the meetings and day to day operations for the BSO Fire Rescue and Emergency Service in Dania Beach:

- Daily morning BSO conference calls – Department Head direction for the day.
- Daily monitoring of Fire Stations and personnel safety – Review Calls and Operations.
- Coffee with the District Chief – Tabletop talk with Station 1-17 crews.
- Agenda reviews team conference calls.
- Agenda reviews with Commissioners.
- Dania Beach Commission Meeting
- BSO Ops Conference call with District Chiefs – Daily morning operations review.
- Fire Station #1 Hardening Grant –The City Team continues to work on Roof and Generator is at the plans review process, extensions for grants filed – This is still on going as of 12/31/2025. Project to be completed by December 31, 2026. Meeting with Deputy Manager and team to review progress of the project on 12/15/2025.
- Fire Truck (Quint 17 FRES2265) our ladder truck is refurbished and back at our Fleet Facility . Expected to be back in service February 2026
- Installation of new metal fence by grill area at Fire Station 1 permitted
- Senior's meeting IT Parker – November 6, and December 4, 2025
- Serving Joy Food Drive November 3, 2025
- TEEX - All Hazards Preparedness – DC Pellecer in person at BCEM
- Family Reunification Tabletop Exercise - DC Pellecer in person at BCEM
- State of the City Address
- Mobile Integrated Health Co Responder training – DC Pellecer in person



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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

- Broward EOC Incident Management Team – DC Pellecer in person
- Veterans Park Inauguration
- Community Court, attended Ft. Lauderdale and Hollywood Courts as training for MIH, Co-Responder program
- New Hire Onboarding
- Broward Emergency Coordinating Council Meeting – DC Pellecer in person at BCEM
- Dania After Dark Light Up the Night – Command Post and Event
- Catholic Hospice – Meeting with representative at FS17
- Overdose Fatality Report – DC Pellecer in person Broward Department of Health
- Drive by Birthday - **Arleen Adderly 90th Birthday**
- Tamara James Foundation Thanksgiving Drive
- Firefighters Annual Toy Drive Dania Pointe
- BSO Holiday Lunch and Awards
- Chamber of Commerce Annual First Responders Luncheon
- Meeting with Fire Chief and Command Staff to discuss Community Paramedic Program, part of the MIH, Co-Responder program.

Training during this period –

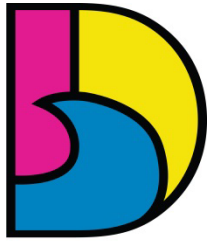
- Coffee Break / Kitchen Table talk with crews at Fire Station 1 and 17
- Engine and Rescue Company training – Back to Basics Continued
- Pre-Fire plans by Station 1 and 17
- Hydrant Maintenance Station 1 and 17
- SCBA Mast Fit Test – All Crews mandatory
- Mock drill exercise at the entrance of the **I-95 NB Express** ramp to **I-595 WB** Station 17
- Q17, R17 training at Hollywood Fire Academy
- Q1, Live Burn scenario at Station 32
- Q17, R17, Back to Basics training

Fire Rescue Unit Training

- Protocol Review with Medical Director

Other Community activities

- EMS Detail at Dania Pointe Food and Wine Festival
- Q17 Hannukah Celebration at Ahabat Israel
- Q17 Annual Christmas Parade Fort Lauderdale Estates
- E1 Annual Hannukah Celebration Dania Pointe – Rabbi Eli Eckstein



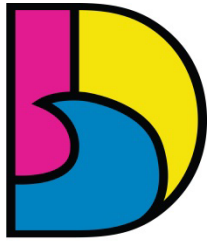
DANIA BEACH
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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

Community Outreach & Life Safety Educator November 2025 Activities

Date	Event	Attendance	Age	
11/06/2025	FPM-Dania Beach Elementary	65	K-5 (5-10)	E1, LSE DW
11/07/2025	Career Day- Colins Elementary	30	K-5 (5-10)	B17, R201, LSE DW
11/08/2025	Holiday Fire Safety-CW Thomas Park	55	Adult (18+)	LSE DW
11/11/2025	Holiday Fire Safety-Pop Up	7	Adult (18+)	LSE DW
	Total:	204		

Continued Education & Community Collaboration	
11/05/2025	Workday's Change Champion Network Monthly Meeting
11/07/2025	8th Annual Florida HBCU Law Enforcement Career Symposium
11/12/2025	National Injury Prevention Day 2025 Kick Off Webinar
11/18/2025	FIABC Quarterly Meeting
11/20/2025	Post National Injury Prevention Day Fireside Chat



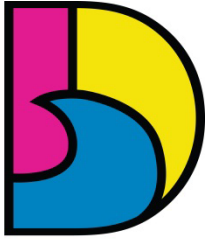
DANIA BEACH
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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

Community Outreach & Life Safety Educator December 2025 Activities

Date	Event	Attendance	Age
12/05/2025	Holiday Safety-Pop Up-Walmart	20	Varied LSE DW
12/10/2025	Holiday Safety-Pop Up-Publix	25	Varied LSE DW
12/11/2025	Car Seat Installation	1	Varied LSE DW
12/18/2025	Car Seat Installation	1	Varied LSE DW
12/18/2025	Family Outreach and Gift Coordination Event- Bethune Elementary	23	Varied LSE DW
12/19/2025	Family Outreach and Gift Coordination Event- Collins Elementary	16	Varied LSE DW
Total:		86	

Continued Education & Community Collaboration	
12/2/2025	Florida CPST Instructor Training
12/8/2025	Safe Kids Broward and Public Education Meeting
12/8/2025	First Responders Luncheon & Holiday Toy Drive 2025-Marriott Dania Pointe
12/17/2025	Shop with the Sheriff-Walmart (Broward BLV)
12/17/2025	Lake Forest Elementary-Toy giveaway
12/18/2025	Shannon's Sneaker Initiative- Deerfield Beach Elementary



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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

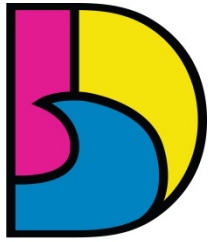
Fire Marshal

November 2025 Activities

	Dania Beach
Plans Reviewed	44
Annuals	207
BTRs	9
No Access	51
Vacant	13
Complaint	4
1st Reinspection	7
2nd Reinspection	0
3rd (or more) Reinspection	0
Permit Inspections	26
Total Inspections	291
FY Annuals % Complete	24.6%

December 2025 Activities

	Dania Beach
Plans Reviewed	68
Annuals	158
BTRs	24
No Access	48
Vacant	12
Complaint	7
1st Reinspection	2
2nd Reinspection	0
3rd (or more) Reinspection	0
Permit Inspections	51
Total Inspections	251
FY Annuals % Complete	32.9%



DANIA BEACH
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CITY OF DANIA BEACH BROWARD SHERIFF'S OFFICE (BSO) EXTERNAL MEMORANDUM

Fires

November 2025

Alarm Date	Incident Number Street	Address Location
11/03/2025 1:23 PM	FDN25110300006985	65 North Beach Road

December 2025

Alarm Date	Incident Number Street	Address Location
------------	------------------------	------------------

Operation Santa Drop

Our crews were proud to participate in this operation, delivering toys and gift cards to more than 30 Dania Beach Families. Working with Collins Elementary and Bethune Elementary, we helped spread holiday cheer to local children and families right here in our community – reminding everyone that the spirit of the season is strongest when we take care of our own.

Incidents By Call Type by Hour

From: 11/01/2025 00:00:00 To: 11/30/2025

INCIDENT TYPE	Total
ABDOMINAL PAIN	16
ACCIDENT HIGHWAY	20
ACCIDENT ROLLOVER OR EXTRICATION	5
ACCIDENT WITH INJURIES	36
ALLERGIC REACTION	2
ANIMAL BITE	2
ANY FIRE NOT OTHERWISE CATEGORIZED	1
ASSAULT	4
BACK PAIN	4
BOAT MARINE - FIRE (INLAND/COASTAL)	1
BOAT MARINE FIRE (OCEAN)	1
BURN	1
CARDIAC/RESPIRATORY ARREST	11
CHEST PAINS NON-TRAUMATIC	26
CHOKING	3
DEAD PERSON	1
DIABETIC	6
DOMESTIC DISTURBANCE	2
ELECTRICAL UTILITY FIRE	4
ELEVATOR RESCUE	15
EYE INJURY	2
FALL INJURY	53
FALL NO INJURY	17
FIRE ALARM	1
FIRE ALARM - COMMERCIAL STRUCTURE	43
FIRE ALARM - HIGH LIFE HAZARD	7
FIRE ALARM - HIGH RISE	2
FIRE ALARM - MULTI-FAMILY	3
FIRE ALARM - RESIDENTIAL	16
FIRE INVESTIGATION	1
FIRE OR MEDICAL SERVICE CALL	64
FUEL SPILL/FUEL ODOR LAND	1
GAS LEAK/GAS ODOR	1
HAZ-MAT INCIDENT	2
HEADACHE	1
HEART PROBLEMS	7
HEMORRHAGE OR LACERATION	17
HIT AND RUN WITH INJURIES	4
INJURY	14
MEDICAL ALARM	3
MENTAL ILLNESS	3
OBSTETRICAL/PREGNANCY/CHILDBIRTH/MISCARRIAGE	1
ODOR (STRANGE/UNKNOWN)	2
OUTSIDE FIRE	2
OVERDOSE OR POISONING	7
RESIDENTIAL FIRE	2
SEIZURE	9
SICK PERSON	72
SMOKE INVESTIGATION	1
STABBING	1
STROKE	6
SUICIDE ATTEMPT	3
TRAFFIC ACCIDENT STANDBY	1

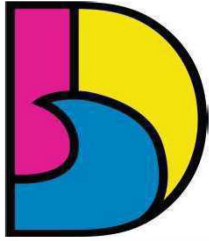
TROUBLE BREATHING	69
UNCONSCIOUS OR FAINTING	58
UNKNOWN MEDICAL	26
VEHICLE FIRE	4
Total	687

Incidents By Call Type by Hour

From: 12/01/2025 00:00:00 To: 12/31/2025 23:59:59

INCIDENT TYPE	Total
ABDOMINAL PAIN	17
ACCIDENT HIGHWAY	37
ACCIDENT OPEN WATER	1
ACCIDENT ROLLOVER OR EXTRICATION	3
ACCIDENT TRAIN VS PERSON	5
ACCIDENT WITH FIRE	1
ACCIDENT WITH INJURIES	37
ALLERGIC REACTION	2
ANIMAL BITE	1
ASSAULT	7
BACK PAIN	7
BURN	2
CARDIAC/RESPIRATORY ARREST	9
CHEST PAINS NON-TRAUMATIC	29
CHOKING	1
COMMERCIAL STRUCTURE FIRE	2
DIABETIC	6
DOMESTIC DISTURBANCE	8
DROWNING	1
ELECTRICAL UTILITY FIRE	7
ELEVATOR RESCUE	18
EYE INJURY	1
FALL INJURY	56
FALL NO INJURY	17
FIGHT	2
FIRE ALARM	4
FIRE ALARM - COMMERCIAL STRUCTURE	53
FIRE ALARM - HIGH LIFE HAZARD	3
FIRE ALARM - HIGH RISE	4
FIRE ALARM - MULTI-FAMILY	1
FIRE ALARM - RESIDENTIAL	11
FIRE INVESTIGATION	1
FIRE OR MEDICAL SERVICE CALL	51
FUEL SPILL/FUEL ODOR LAND	3
GAS LEAK/GAS ODOR	1
HEADACHE	2
HEART PROBLEMS	9
HEMORRHAGE OR LACERATION	11
HIT & RUN ON HIGHWAY	1
HIT AND RUN WITH INJURIES	3
INJURY	10

MEDICAL ALARM	6
MENTAL ILLNESS	1
MULTIFAMILY STRUCTURE FIRE (GREATER THAN 5 UNITS)	3
OBSTETRICAL/PREGNANCY/CHILDBIRTH/MISCARRIAGE	2
ODOR (STRANGE/UNKNOWN)	1
OPEN WATER BOAT MARINE ACCIDENT	2
OUTSIDE FIRE	3
OVERDOSE OR POISONING	7
SEIZURE	15
SHOOTING	1
SICK PERSON	75
SMOKE INVESTIGATION	1
STROKE	13
SUICIDE ATTEMPT	5
TROUBLE BREATHING	95
UNCONSCIOUS OR FAINTING	70
UNKNOWN MEDICAL	27
VEHICLE FIRE	2
VEHICLE FIRE (COMMERCIAL-TANKERS, SEMI-TRUCKS)	1
Total	775



DANIA BEACH
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CITY OF DANIA BEACH FINANCE DEPARTMENT

MEMORANDUM

TO: Ana M. Garcia, ICMA-CM, City Manager.

FROM: Megan Jelaso ,Revenue Accountant

DATE: January 06, 2026

SUBJECT: Finance Monthly Report – November 2025

Please find attached the monthly Finance report. Highlights of the report include the following:

Revenues

- Building Fund Revenues
- Pier Revenue
- Beach Parking Revenue
- Marina Revenues
- Commercial Solid Waste Hauler Franchise Fees

Capital Projects

- Master Capital projects Schedule to include Grants

Information Technology

- Online Credit Card Payments
- Beach Camera Views
- Website Visits by Device
- Commission Meeting Views
- Number of Citywide Phone Calls
- Number of E-Bill Users by Month
- Kiosk collections

Business Tax Receipt Activity

- Out of Business/Inactive
- New Applications

Utility Reports

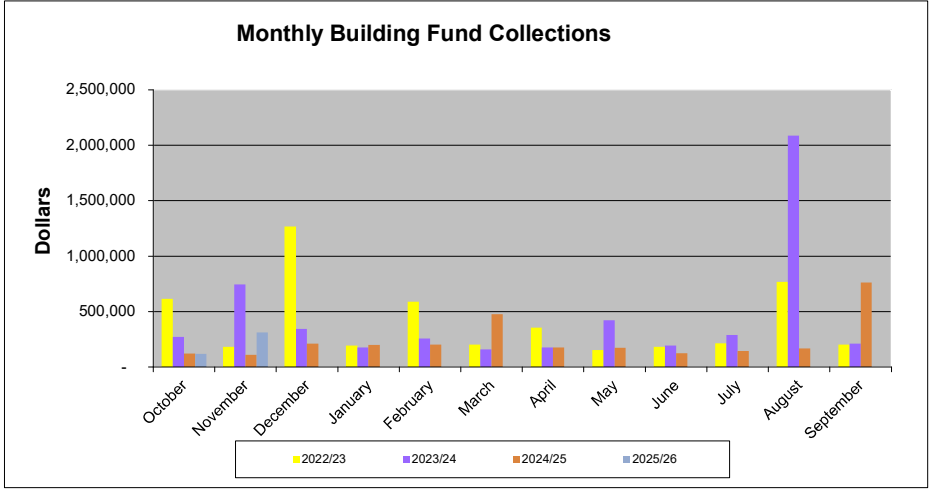
- Delinquency Report
- Meter Replacement Reports
- Aging Report

Contingency and Fund Balance Estimate

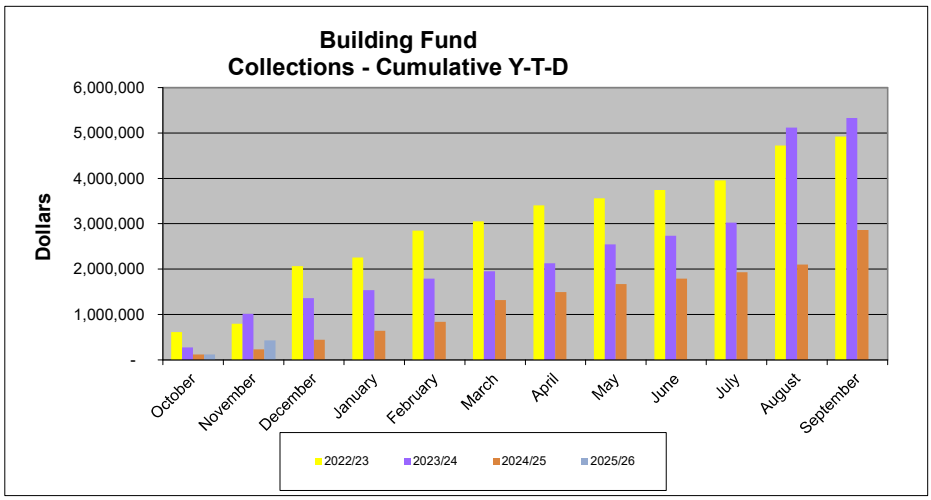
Building Fund Collections

	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
Monthly				
October	613,610	272,140	120,615	117,903
November	183,413	742,357	110,166	312,849
December	1,267,607	343,469	210,595	
January	193,243	175,715	198,574	
February	588,953	258,034	203,711	
March	202,690	159,520	476,218	
April	356,512	175,277	176,349	
May	153,965	421,096	171,643	
June	181,738	191,611	123,451	
July	212,528	288,360	142,639	
August	767,780	2,087,847	167,242	
September	202,415	209,254	761,728	
Total	4,924,453	5,324,681	2,862,930	430,752

Building Fund - thru November 2025



	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
Cumulative				
October	613,610	272,140	120,615	117,903
November	797,023	1,014,498	230,781	430,752
December	2,064,630	1,357,967	441,376	
January	2,257,873	1,533,681	639,950	
February	2,846,825	1,791,716	843,661	
March	3,049,515	1,951,236	1,319,879	
April	3,406,027	2,126,512	1,496,228	
May	3,559,992	2,547,608	1,667,870	
June	3,741,730	2,739,219	1,791,321	
July	3,954,258	3,027,579	1,933,960	
August	4,722,038	5,115,426	2,101,202	
September	4,924,453	5,324,681	2,862,930	
Annual Goal	4,868,000	5,191,000	6,384,224	6,122,413



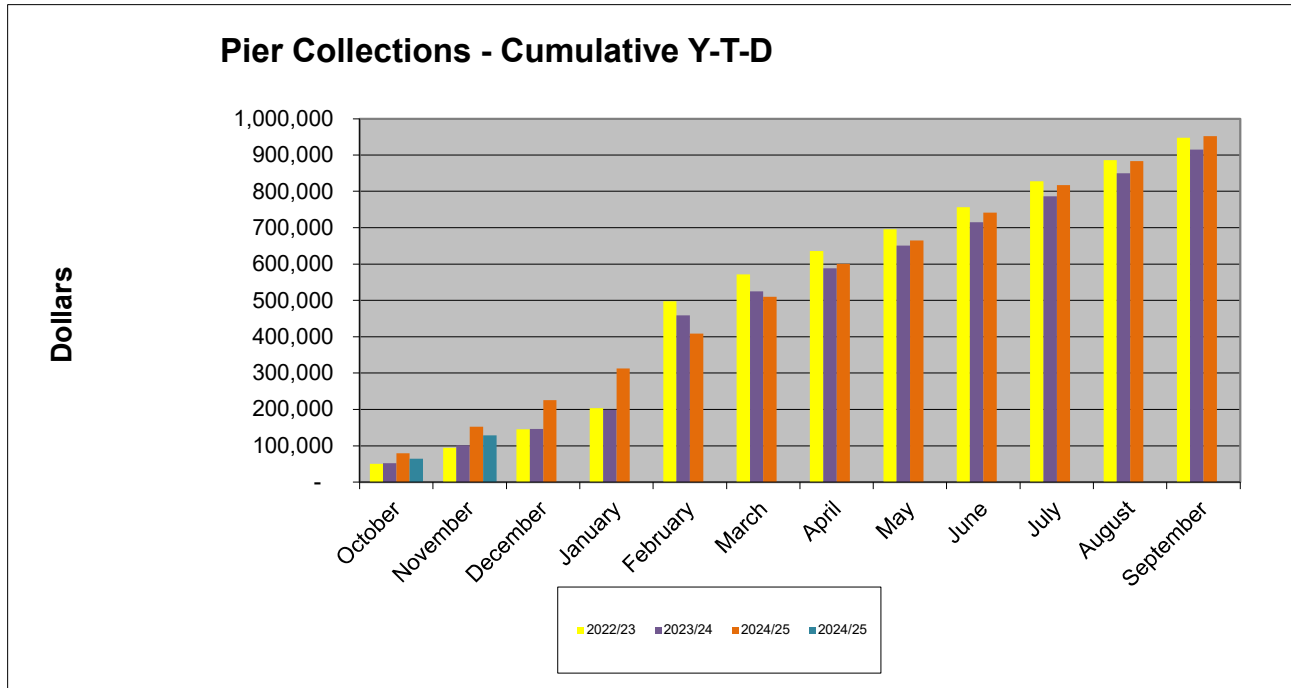
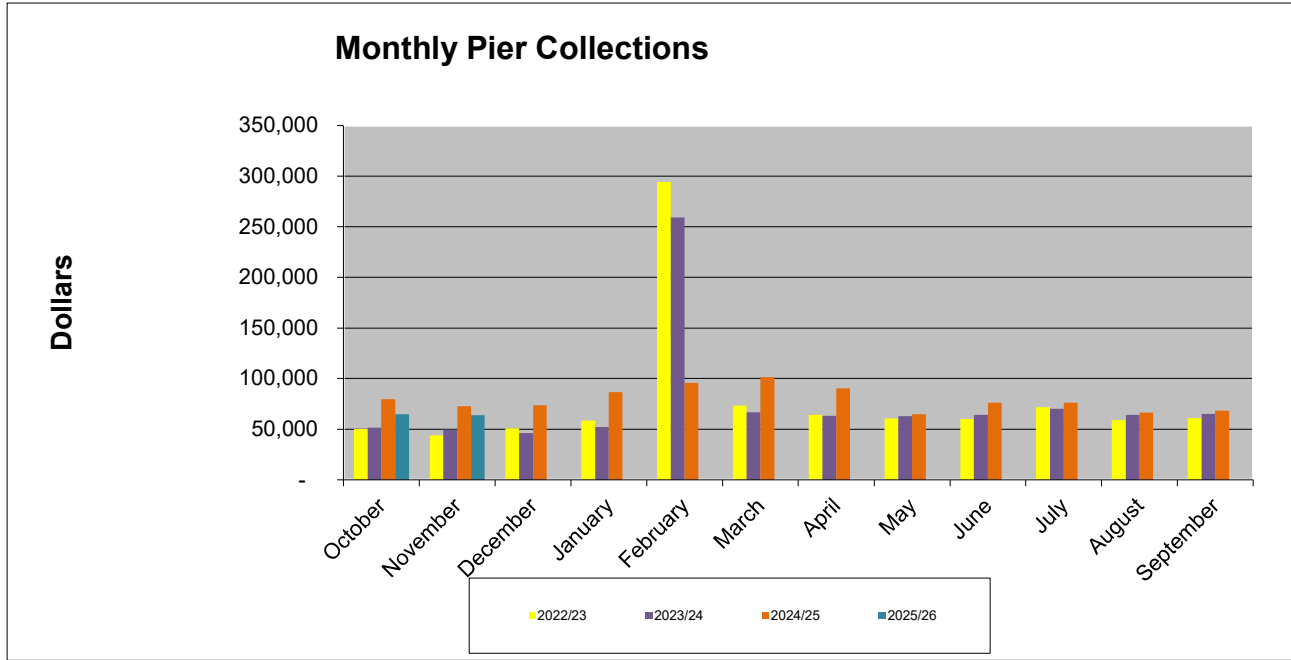
Pier Revenues

	2022/23	2023/24	2024/25	2025/26
Monthly				
October	50,313	51,495	79,614	64,714
November	43,917	49,561	72,745	63,883
December	50,942	45,928	73,627	
January	58,345	52,190	86,644	
February	294,357	259,466	95,845	
March	73,487	66,698	101,540	
April	63,945	63,244	90,201	
May	60,688	62,991	64,881	
June	60,003	64,114	76,113	
July	71,604	70,205	76,082	
August	58,871	64,092	66,383	
September	60,849	65,294	68,310	
Total	947,320	915,279	951,986	128,596

Balance includes true-up for the annual rent of the Quarterdeck based on the lease agreement.

	2022/23	2023/24	2024/25	2025/26
Cumulative				
October	50,313	51,495	79,614	64,714
November	94,229	101,056	152,359	128,596
December	145,171	146,984	225,986	
January	203,516	199,174	312,631	
February	497,873	458,640	408,476	
March	571,360	525,338	510,017	
April	635,305	588,583	600,218	
May	695,993	651,574	665,099	
June	755,996	715,688	741,212	
July	827,600	785,894	817,293	
August	886,471	849,985	883,676	
September	947,320	915,279	951,986	
Annual Budget Goal	844,816	937,301	942,488	925,209

Pier Revenues - thru November 2025



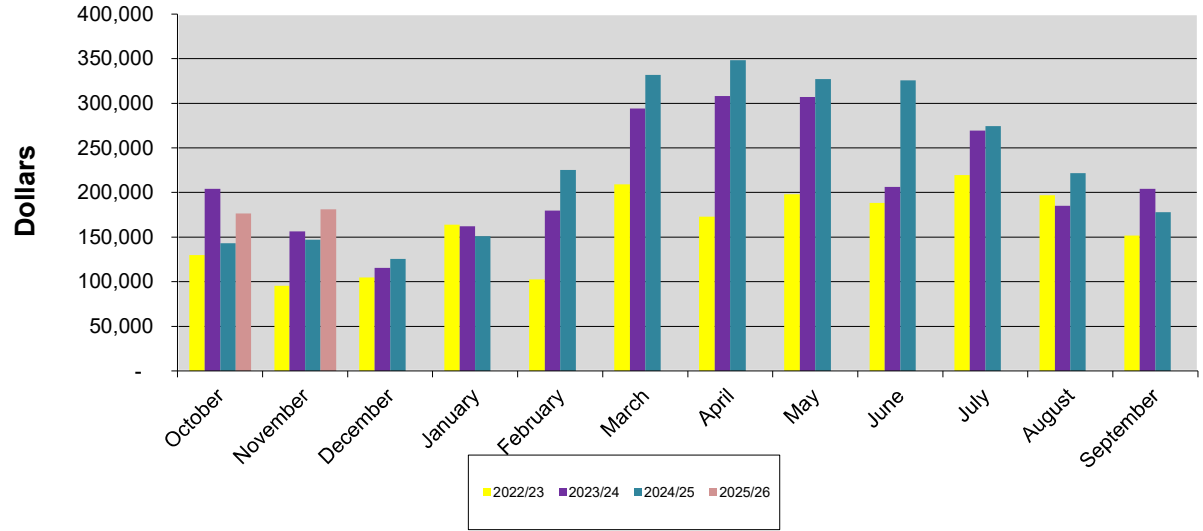
Parking Fee Collections

Monthly	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
October	130,026	203,967	143,031	176,491
November	95,694	156,460	146,923	181,129
December	104,713	115,640	125,726	
January	164,030	162,393	150,948	
February	102,648	179,664	225,332	
March	209,333	294,283	331,752	
April	172,853	308,344	348,327	
May	197,957	307,252	327,250	
June	188,603	206,128	325,726	
July	219,627	269,299	274,561	
August	197,119	185,189	221,655	
September	151,776	204,001	178,180	
Total	1,934,380	2,592,620	2,799,412	357,620

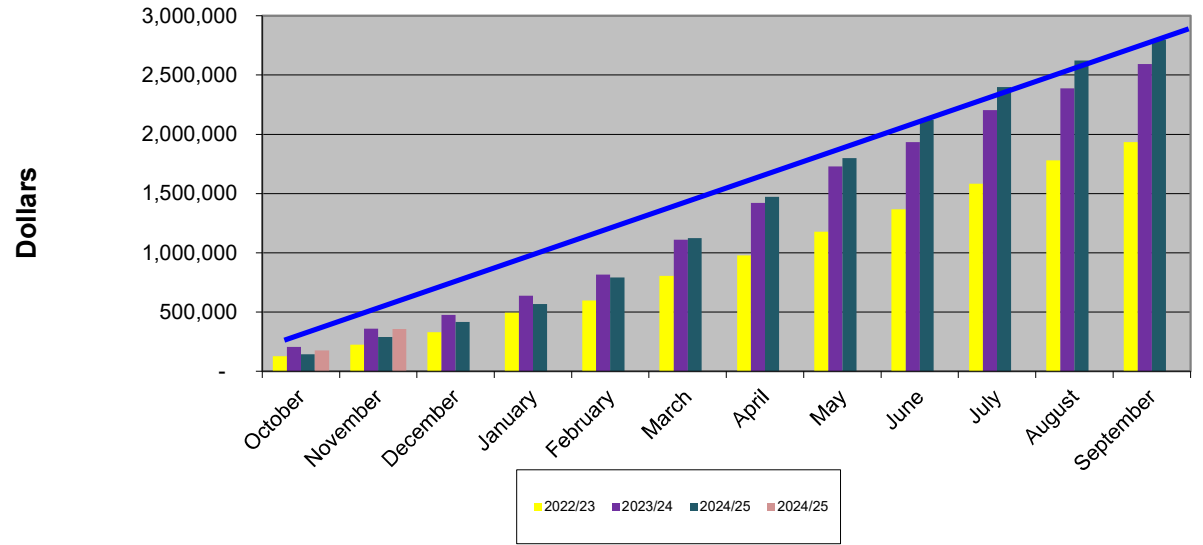
Cumulative	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
October	130,026	203,967	143,031	176,491
November	225,720	360,427	289,954	357,620
December	330,433	476,068	415,680	
January	494,463	638,460	566,629	
February	597,111	818,125	791,961	
March	806,444	1,112,407	1,123,713	
April	979,297	1,420,751	1,472,041	
May	1,177,255	1,728,003	1,799,291	
June	1,365,857	1,934,131	2,125,016	
July	1,585,485	2,203,430	2,399,578	
August	1,782,604	2,388,619	2,621,233	
September	1,934,380	2,592,620	2,799,412	
Annual Budget Goal	1,558,354	1,800,000	2,500,000	2,800,000

Beach Parking - thru November 2025

Monthly Beach Parking Collections



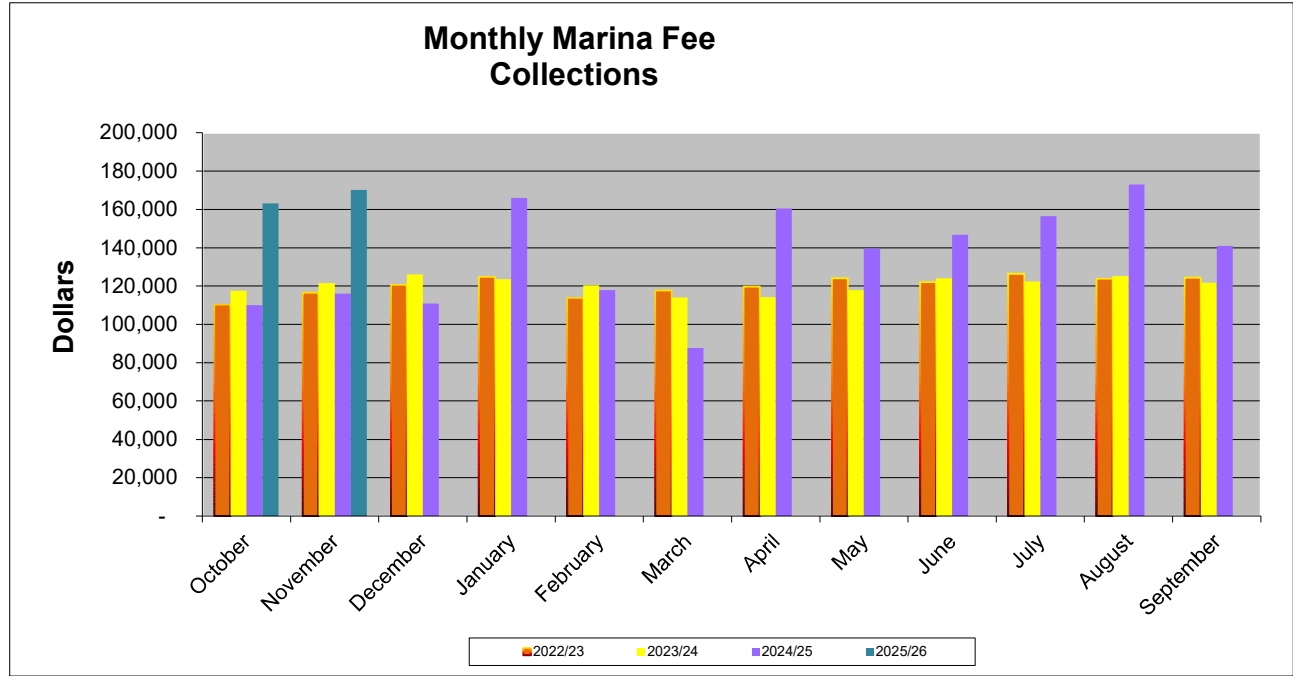
Beach Parking Collections - Cumulative Y-T-D



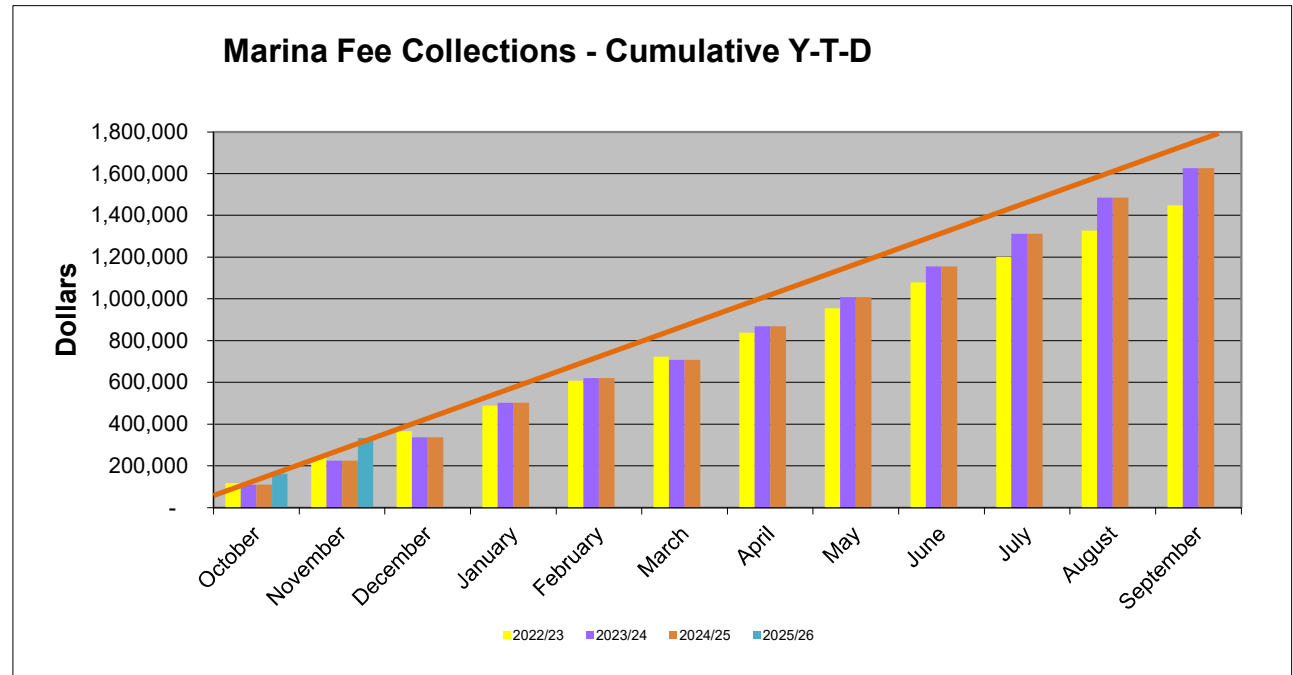
Marina Fee Collections

	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
Monthly				
October	110,239	117,540	110,024	163,130
November	116,542	121,509	116,103	170,190
December	120,621	126,034	110,921	
January	124,885	123,519	165,987	
February	113,849	120,277	117,936	
March	117,710	114,070	87,682	
April	119,728	114,246	160,478	
May	124,138	117,832	139,718	
June	122,027	124,132	146,813	
July	126,485	122,421	156,561	
August	123,889	125,237	173,057	
September	124,369	121,769	140,959	
Total	1,444,481	1,448,584	1,626,236	333,320

Marina Fees - thru November 2025



	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
Cumulative				
October	117,540	110,024	110,024	163,130
November	239,049	226,127	226,127	333,320
December	365,082	337,048	337,048	
January	488,602	503,035	503,035	
February	608,878	620,970	620,970	
March	722,948	708,652	708,652	
April	837,194	869,130	869,130	
May	955,026	1,008,847	1,008,847	
June	1,079,158	1,155,660	1,155,660	
July	1,201,579	1,312,221	1,312,221	
August	1,326,815	1,485,278	1,485,278	
September	1,448,584	1,626,236	1,626,236	
Budget Goal	1,290,768	1,339,555	1,398,942	1,655,620



City of Dania Beach
Commercial Solid Waste Report FY 2025-2026
Payments Received

\$ 1,115,500.00

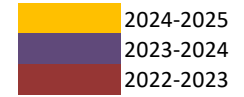
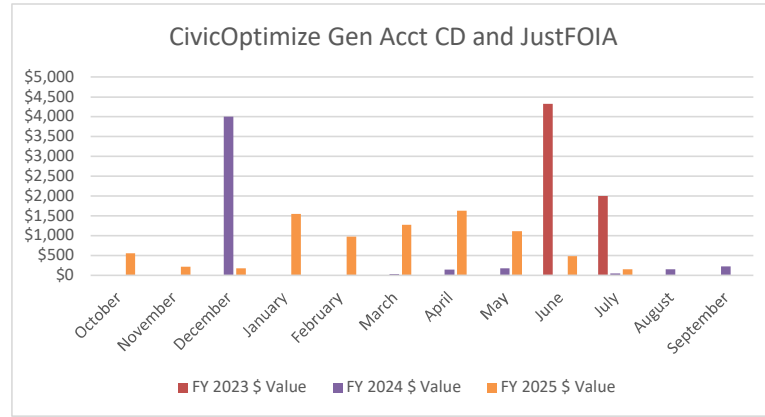
Waste Hauler									
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republic Services	Panzarella Waste & Recycling Services	Great Waste	COASTAL WASTE & RECYCLING INC			General Fund
Permit Application Fee	75.00	75.00		75.00		75.00			
Annual Permit Fee	1,000.00	1,000.00		1,000.00		1,000.00			Monthly Activity
Monthly Franchise									
Oct	\$ 3,591.20	\$ 37,462.26	\$ 9,909.41	\$ 1,496.38	\$ -	\$ 7,657.03			\$ 60,116.28
Nov	\$ 8,884.00	\$ 38,847.44	\$ 10,644.76	\$ 2,020.92		\$ 6,889.15			67,286.27
Dec									-
Jan									-
Feb									-
Mar									-
Apr									-
May									-
Jun									-
Jul									-
Aug									-
Sep									-
Total Mo. Franchise	\$ 12,475.20	\$ 76,309.70	\$ 20,554.17	\$ 3,517.30	\$ -	\$ 14,546.18			\$ 127,402.55
Monthly Franchise									
	Choice Waste AKA Waste Connections	Waste Management	All Service Refuse AKA Republic Services	Panzarella Waste & Recycling Services	Great Waste	COASTAL WASTE & RECYCLING INC			Solid Waste Fund
Oct	\$ 897.80	\$ 12,487.42	\$ 3,303.14	\$ 498.80	\$ -	\$ 2,552.35			\$ 19,739.51
Nov	\$ 2,961.34	\$ 12,949.15	\$ 3,548.25	\$ 673.64		\$ 2,296.38			\$ 22,428.76
Dec									\$ -
Jan									\$ -
Feb									\$ -
Mar									\$ -
Apr									\$ -
May									\$ -
Jun									\$ -
Jul									\$ -
Aug									\$ -
Sep									\$ -
Total Mo. Franchise	\$ 3,859.14	\$ 25,436.57	\$ 6,851.39	\$ 1,172.44	\$ -	\$ 4,848.73			\$ 42,168.27
Total Receipts	\$ 17,409.34	\$ 102,821.27	\$ 27,405.56	\$ 5,764.74	\$ -	\$ 20,469.91			\$ 173,870.82

November 30, 2025 Capital Project Report									
Summary:									
Fund	Sum of Original Budget	Sum of Amended Budget	Sum of FY26 Expenses	Sum of FY26 Encumbr	Budget	Sum of Remaining			
103	1,569,453.32	3,175,885.00	(128,752.11)	(419,537.03)		2,627,595.86			
301	7,802,616.29	7,623,429.00	(376,749.30)	(2,255,217.40)		4,991,462.30			
302	12,909,324.85	10,924,063.00	(2,035,490.39)	(8,461,799.28)		426,773.33			
401	265,540.00	117,643.00				383,183.00			
402	3,367,782.01	21,405,579.00	(1,033,392.50)	(11,912,471.29)		8,459,714.72			
403	6,393,254.72	253,958.00	(3,774.50)	(250,182.46)		0.79			
415	2,594,074.94	5,534,337.00	(64,509.36)	(550,403.67)		4,919,423.97			
303	1,227,522.91	31,904,370.00	735,798.99	(25,246,404.21)		7,393,764.78			
Grand Total	36,129,569.04	80,939,264.00	(2,906,869.17)	(49,096,015.34)		29,201,918.75			
Details:									
Fund	Project Name	Revenue Source	Project Phase/Status	Grant Expiration	Sum of Original Budget	Sum of Amended Budget	Sum of FY26 Expenses	Sum of FY26 Encumbrances	Sum of Remaining Budget
103	CDBG 48th Yr Solar Light	CDBG	Design	9/30/2023	-				-
	HMGP - City Hall Wind Retrofit and Generator Project	HMGP	Design	6/30/2024	307,740.54	2,062,046.00	(128,752.11)	(166,987.94)	1,766,305.95
	HMGP - Fire Rescue Station	HMGP, City Match	Construction	7/31/2024	115,718.00	862,438.00	-	(49,587.50)	812,850.50
	HMGP Hardening Grant	HMGP	Design	5/31/2024	11,650.00	251,401.00	-	(202,961.59)	48,439.41
	Mullikin Park	FDEP	Design	6/30/2025	1,054,594.78	-	-	-	-
	Vulnerability Assessment	FDEP	(blank)	(blank)	54,750.00	-	-	-	-
	Watershed Master Plan	FEMA	(blank)	9/30/2024	25,000.00	-	-	-	-
301	Beach Revitalization II	Capital	Construction	(blank)	1,149,484.71	-	-	-	-
	Boisy Waiters Park Master Plan	Capital	Design	(blank)	-	100,000.00	-	-	100,000.00
	City Hall Modernization	Capital	Design	(blank)	2,337.60	177,825.00	-	(177,824.65)	0.35
	City Hall Park	Capital	Construction	(blank)	139,190.98	-	-	-	-
	Corridor Master Plan	Capital	Design	(blank)	109,097.28	1,145,904.00	(174,401.16)	(174,822.81)	796,680.03
	IT Parker Renovations	Facilities, Flood Insur. Proceeds,	Construction	(blank)	454,047.04	-	-	-	-
	LPR System	Capital	(blank)	(blank)	595,747.05	-	-	-	-
	Nyberg Swanson (Womans)	Capital	Construction	(blank)	1,075,719.59	1,602,379.00	-	(1,038,765.13)	563,613.87
	Oasis XV - Capital Fund	Capital	NA	(blank)	-	270,000.00	-	-	270,000.00
	Olsen Middle School	Capital	Design	(blank)	-	1,780,485.00	(68,765.00)	(403,360.00)	1,308,360.00
	Roadway and Median Expansion	Capital	Construction	(blank)	622,411.77	733,931.00	-	(164,124.74)	569,806.26
	Sidewalk Masterplan Title	Capital, ARPA, GF	Construction	(blank)	651,201.25	-	-	-	-
	Solar Street Lighting	Capital, Bank Loan	Construction	(blank)	1,659,697.00	1,068,191.00	-	-	1,068,191.00
	Southeast 5th Ave Crosswalk	Capital	Construction	(blank)	80,500.00	-	-	-	-
	Road and Street Facilities	Capital	(blank)	(blank)	3,623.99	-	-	-	-
	Building	Bank Loan, Capital	Construction	(blank)	1,254,493.03	429,904.00	(133,583.14)	(296,320.07)	0.79
	CSLIP Cycle 9	Bank Loan, Capital	Construction	(blank)	5,065.00	314,810.00	-	-	314,810.00
302	CW Thomas Park Phase II	Bank Loan, Capital	Construction	(blank)	12,672,447.35	9,060,940.00	(2,007,487.69)	(6,949,519.48)	103,932.83
	EOC Building Project	Capital	(blank)	(blank)	-	-	-	-	-
	PJ Meli Improvements	Capital	(blank)	(blank)	236,877.50	1,863,123.00	(28,002.70)	(1,512,279.80)	322,840.50
401	AMI Water Meter System	Water	Design	(blank)	265,540.00	(265,540.00)	-	-	-
	NW 1st Ave Water Main	Water	Design	(blank)	-	383,183.00	-	-	383,183.00
402	HMGP Lift Stations	HMGP	Construction	9/30/2026	434,800.00	8,062,530.00	(130,180.00)	(7,932,348.64)	1.36
	I&I Mainline Repairs	Sewer	Construction	(blank)	-	1,450,937.00	-	(1,450,936.18)	0.82

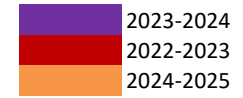
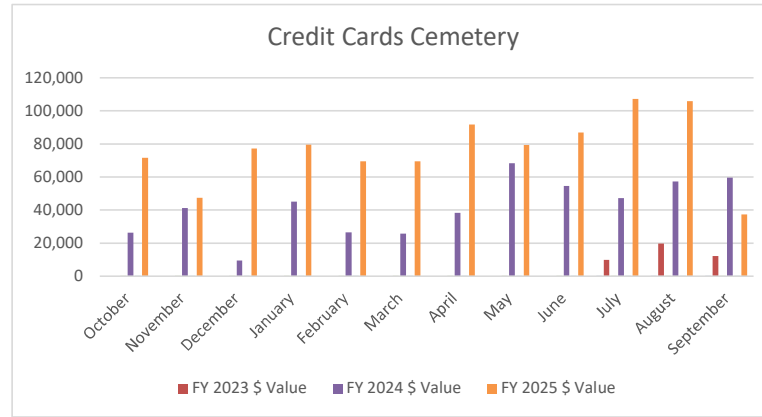
Master Capital Projects Summary 11.30.25

402	Lift Rehabs 5,7,10	Sewer	Construction	(blank)	2,024,156.10	120,713.00			120,713.00
	Lift Station Mitigation f	FDEP	Construction	9/30/2026	-	8,339,000.00			8,339,000.00
	SCADA System	Sewer	Construction	(blank)	271,334.88	-			(0.49)
	Lift Station ARPA	(blank)	Construction	(blank)	637,491.03	3,432,399.00	(903,212.50)	(2,529,186.47)	0.03
403	Citywide Stormwater N	Stormwater, CDBG-MIT	Design	(blank)	1,066,339.59	10,196.00	(235.00)	(9,960.41)	0.59
	Neighborhood Drainage	Transportation Surtax, Stormwater	Construction	(blank)	2,935,698.03	143,315.00	-	(143,314.80)	0.20
	PJ Meli Drainage	Stormwater	Construction	(blank)	(291,304.90)	64,015.00	(3,539.50)	(60,475.25)	0.25
	SE Stormwater II	SRF Loan, Stormwater	Construction	(blank)	555,492.00		-	-	(0.47)
	SW 43 Terr Stormwater	Transportation Surtax, Stormwater	Construction - Grant Revenue Received Nov 2023	(blank)	2,127,030.00				0.22
	SE Stormwater Phase I	Stormwater	Construction	(blank)	-	36,432.00	-	(36,432.00)	-
415	Pier Refurbishing	Pier, GF Loan	Construction	(blank)	2,141,776.84	2,656,000.00	(33,250.00)	(177,750.00)	2,445,000.00
	Parking Facility	Pier, GF Loan	Construction	(blank)	448,118.10	2,169,000.00	(1,453.11)	(6,718.17)	2,160,828.72
	City Center Garage	Pier, GF Loan	Construction	(blank)	4,180.00	424,628.00	-	(111,033.50)	313,594.50
	Restroom and Storage	Pier, GF Loan	Construction	(blank)	-	284,709.00	(29,806.25)	(254,902.00)	0.75
303	Stormwater Phase II	Bond, Capital	Construction	(blank)	1,227,522.91	31,904,370.00	735,798.99	(25,246,404.21)	7,393,764.78
Grand Total					36,129,569.04	80,939,264.00	(2,906,869.17)	(49,096,015.34)	29,201,918.75

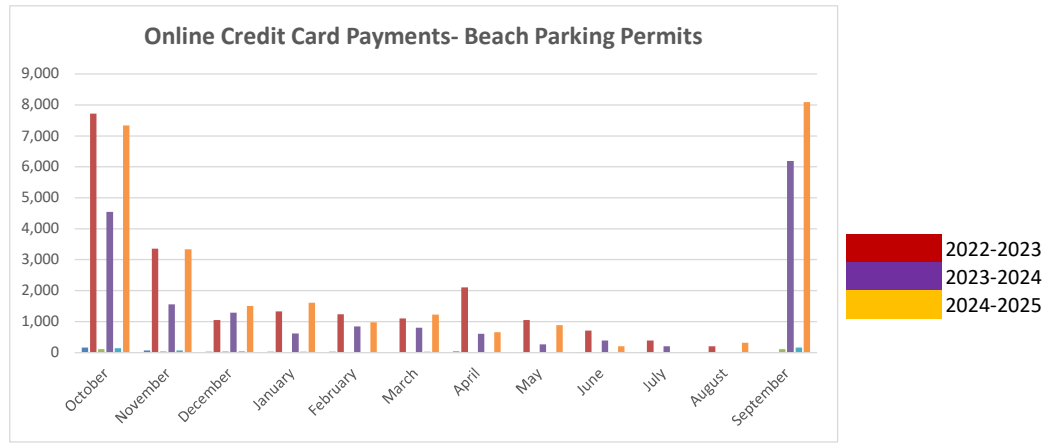
	FY 2023		FY 2024		FY 2025	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October					6	\$557
November					3	\$215
December			2	\$4,000	2	\$173
January					13	\$1,545
February					12	\$978
March			1	\$30	4	\$1,273
April			4	\$142	8	\$1,633
May			3	\$176	10	\$1,119
June	10	\$4,323	1	\$4	3	\$482
July	1	\$2,000	1	\$50	2	\$147
August			3	\$150		
September			4	\$226		



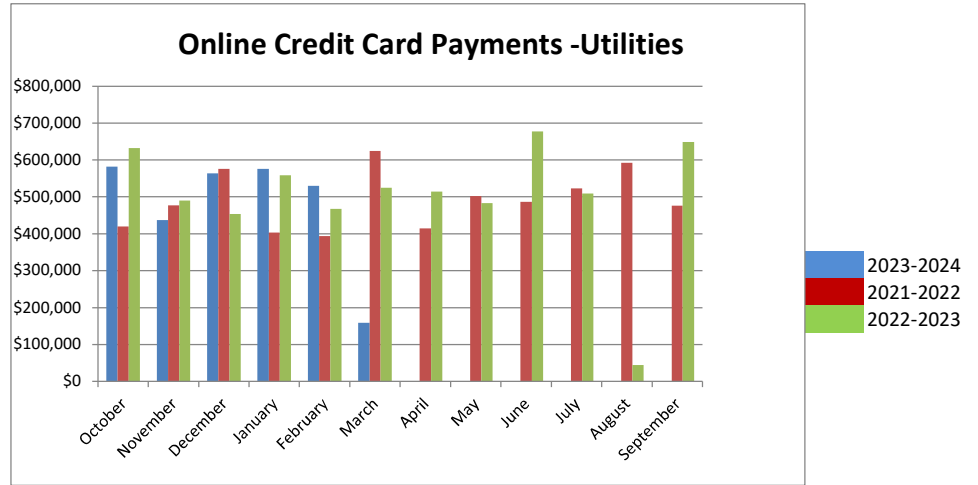
	FY 2023		FY 2024		FY 2025	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October			12	\$26,300	19	\$71,675
November			21	\$41,105	13	\$47,330
December			6	\$9,330	25	\$77,085
January			19	\$44,995	22	\$79,600
February			9	\$26,465	25	\$69,500
March			9	\$25,630	24	\$69,365
April			9	\$38,255	27	\$91,680
May			17	\$68,375	20	\$79,375
June			18	\$54,575	26	\$86,885
July	5	\$9,740	18	\$47,175	28	\$107,175
August	8	\$19,610	25	\$57,400	28	\$105,840
Septembe	6	\$12,030	17	\$59,485	13	\$37,220
		\$41,380		\$499,090		\$922,730



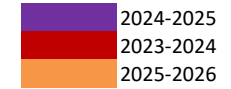
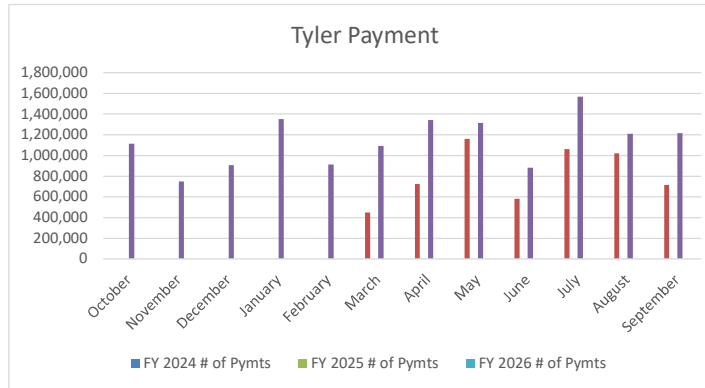
	FY 2025		FY 2023		FY 2024	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October	158	\$7,720	112	\$4,547	141	\$7,334
November	71	\$3,359	46	\$1,562	74	\$3,333
December	27	\$1,048	36	\$1,284	37	\$1,503
January	26	\$1,332	23	\$615	31	\$1,616
February	30	\$1,241	19	\$851	23	\$979
March	20	\$1,096	18	\$802	26	\$1,225
April	44	\$2,103	13	\$604	19	\$663
May	23	\$1,048	10	\$267	21	\$888
June	20	\$711	10	\$385	9	\$208
July	14	\$385	9	\$198	2	\$0
August	9	\$208	2	\$0	20	\$310
September			115	\$6,191	162	\$8,089



	FY 2024		FY 2022		FY 2023	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October	1,806	\$581,381	1,756	\$419,523	1,799	\$631,937
November	1,626	\$436,666	1,607	\$477,225	1,698	\$490,381
December	1,720	\$563,383	1,644	\$575,861	1,676	\$453,598
January	1,851	\$576,388	1,580	\$403,966	1,814	\$559,003
February	1,727	\$529,750	1,461	\$393,924	1,586	\$466,879
March	399	\$159,173	1,883	\$624,708	1,673	\$524,878
April	6	\$300	1,558	\$415,006	1,696	\$514,951
May	0	\$0	1,635	\$502,840	1,705	\$482,818
June	0	\$0	1,771	\$486,384	1,890	\$677,359
July	0	\$0	2,003	\$522,805	1,956	\$509,105
August	0	\$0	1,919	\$591,853	1,745	\$44,810
September	0	\$0	1,748	\$475,765	1,953	\$648,891

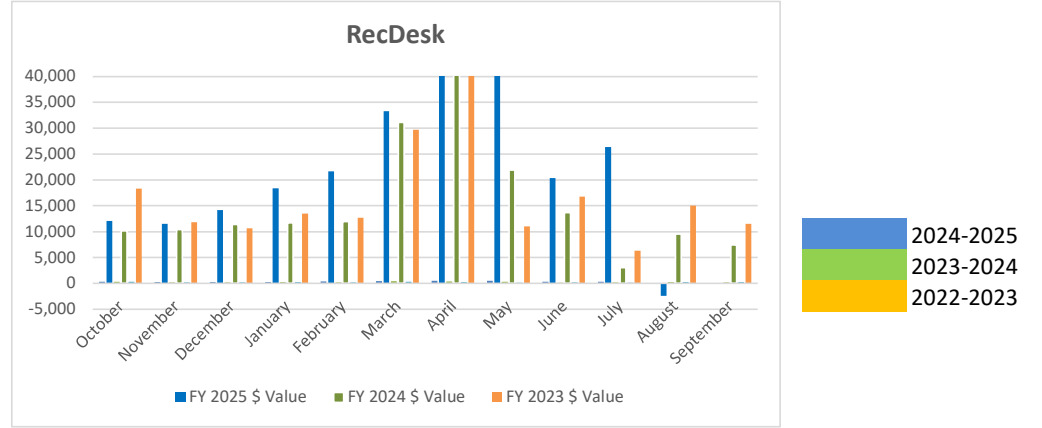


FY 2024			FY 2025		FY 2026	
	<u># of</u>	<u>\$ Value</u>	<u># of</u>	<u>\$ Value</u>	<u># of</u>	<u>\$ Value</u>
	<u>Pymts</u>		<u>Pymts</u>		<u>Pymts</u>	
October			31	\$1,115,216		
November			30	\$749,206		
December			31	\$908,920		
January			31	\$1,351,246		
February			28	\$911,799		
March	31	\$448,959	31	\$1,090,436		
April	30	\$724,743	30	\$1,343,615		
May	30	\$1,159,841	31	\$1,315,746		
June	30	\$584,435	30	\$883,247		
July	31	\$1,062,320	31	\$1,569,315		
August	31	\$1,020,856	31	\$1,209,483		
September	30	\$715,255	30	\$1,218,265		

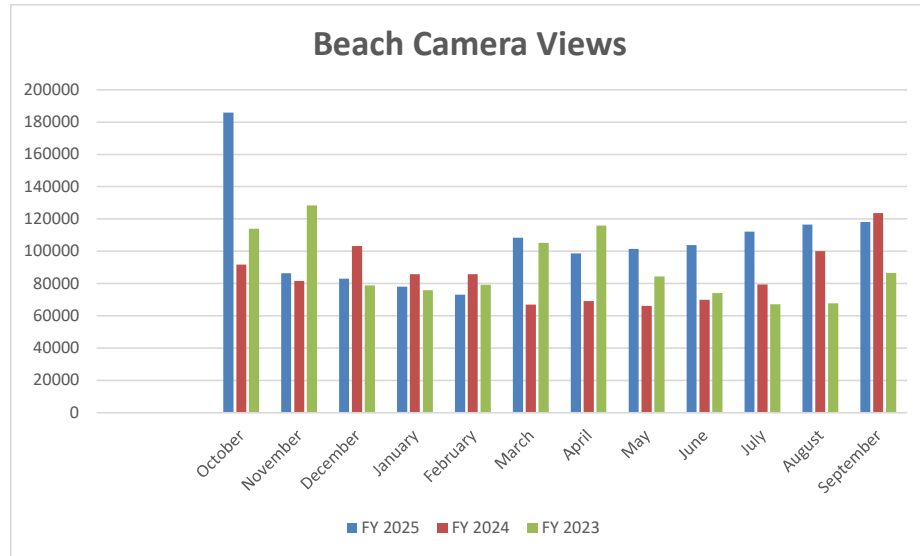


Report is Financial activity summary
 Pull information from "Net Financial Activity"

	FY 2025		FY 2024		FY 2023	
	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>	<u># of Pymts</u>	<u>\$ Value</u>
October	300	\$12,087	305	\$10,189	293	\$18,293
November	244	\$11,481	219	\$10,420	188	\$11,802
December	255	\$14,157	218	\$11,389	184	\$10,643
January	238	\$18,397	266	\$11,741	228	\$13,489
February	382	\$21,671	201	\$11,951	215	\$12,691
March	435	\$33,319	422	\$31,083	339	\$29,674
April	491	\$66,844	377	\$59,880	229	\$54,344
May	465	\$40,790	315	\$21,926	147	\$11,025
June	305	\$20,364	168	\$13,708	216	\$16,773
July	323	\$26,360	183	\$3,038	125	\$6,317
August	7	-\$2,390	233	\$9,575	242	\$15,031
September			218	\$7,421	240	\$11,545



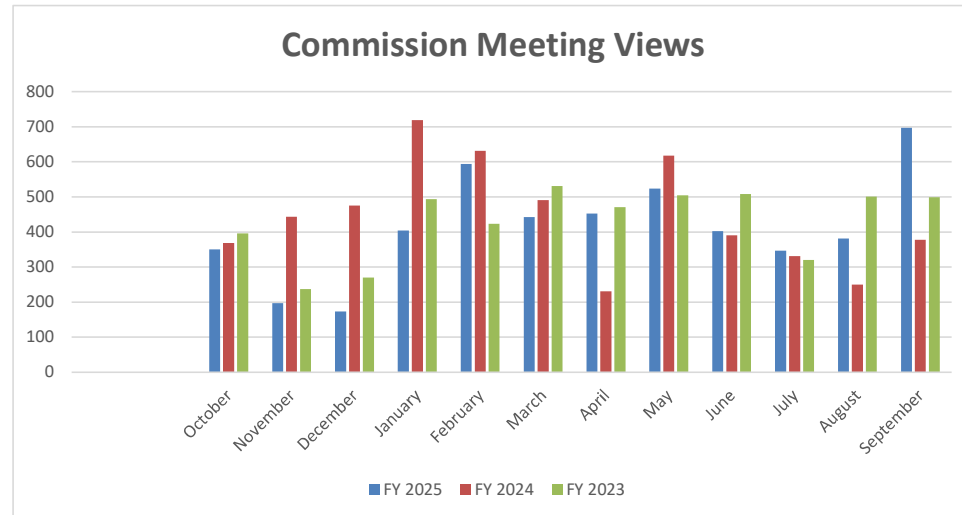
	FY 2025	FY 2024	FY 2023
October	185,800	91,738	113,900
November	86,300	81,622	128,500
December	83,000	103,235	78,800
January	78,000	85,760	75,900
February	73,100	85,861	79,200
March	108,200	67,008	105,100
April	98,600	69,102	115,900
May	101,300	66,040	84,300
June	103,900	70,024	74,100
July	112,100	79,388	67,100
August	116,600	100,130	67,700
September	118,000	123,562	86,599



YouTube Channel

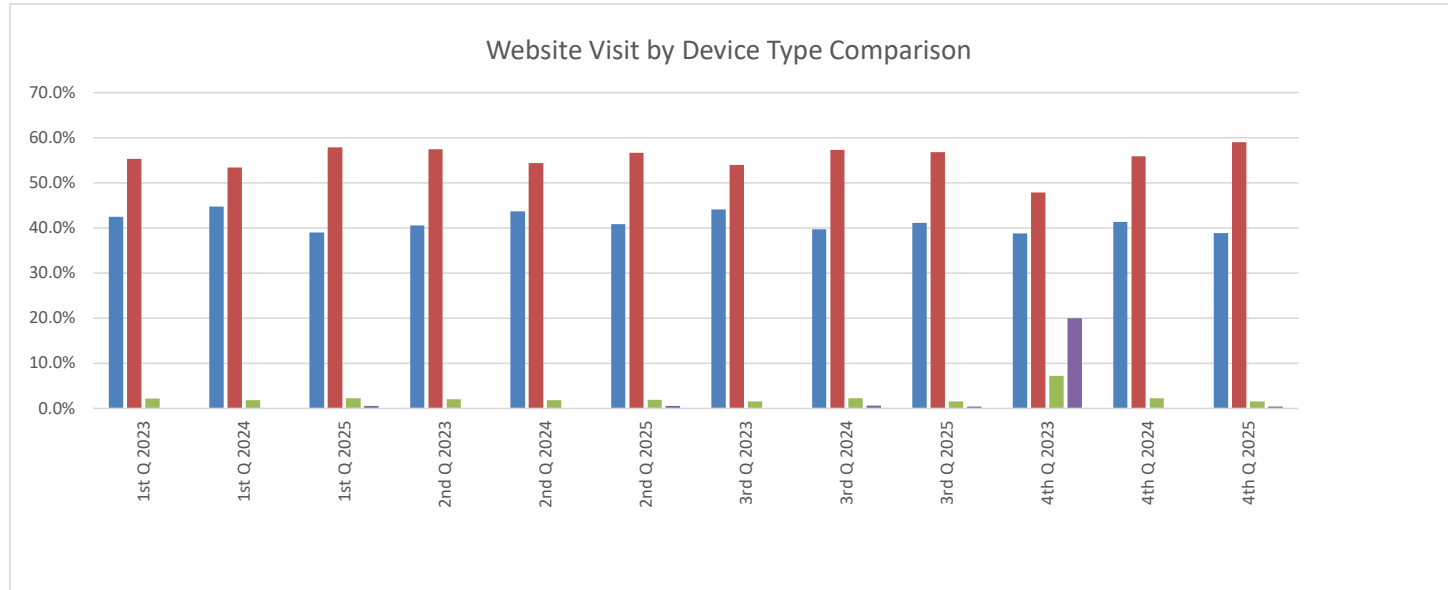
FY 2025 FY 2024 FY 2023

October	351	369	396
November	197	444	238
December	173	475	270
January	404	719	494
February	594	632	424
March	442	491	531
April	453	231	471
May	524	618	505
June	403	391	508
July	347	331	321
August	382	250	501
September	697	378	499



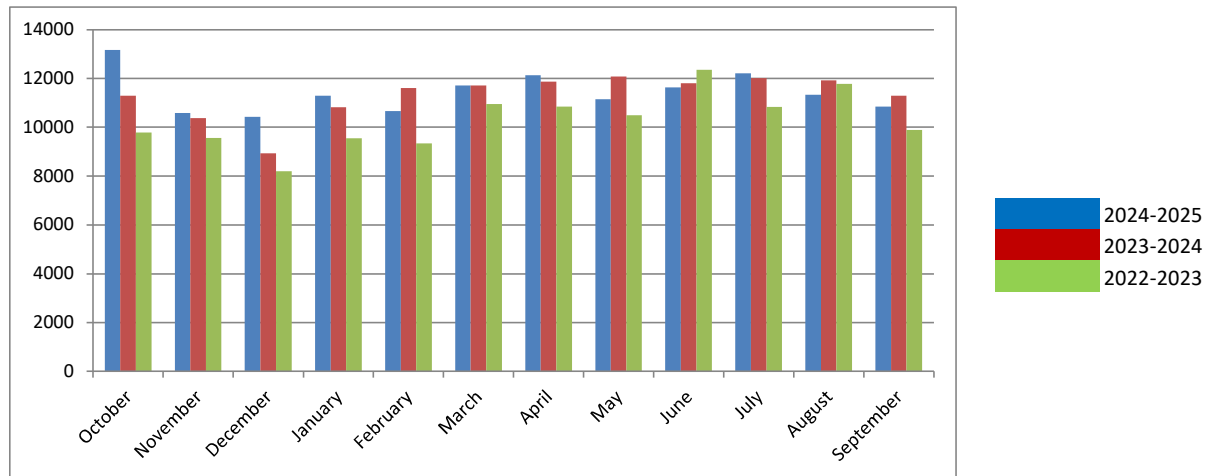
Website Visit by Device Type Comparison

	1st Q 2023	1st Q 2024	1st Q 2025	2nd Q 2023	2nd Q 2024	2nd Q 2025	3rd Q 2023	3rd Q 2024	3rd Q 2025	4th Q 2023	4th Q 2024	4th Q 2025
Desktop	42.5%	44.7%	39.0%	40.5%	43.7%	40.9%	44.1%	39.7%	41.2%	38.8%	41.4%	38.9%
Smartphone	55.3%	53.4%	57.9%	57.4%	54.4%	56.6%	54.0%	57.3%	56.8%	47.9%	55.9%	59.0%
Tablet	2.2%	1.8%	2.3%	2.1%	1.9%	2.0%	1.6%	2.3%	1.5%	7.3%	2.3%	1.6%
Other		0.0%	0.6%		0.0%	0.5%	0.0%	0.7%	0.5%	20.0%	0.1%	0.4%



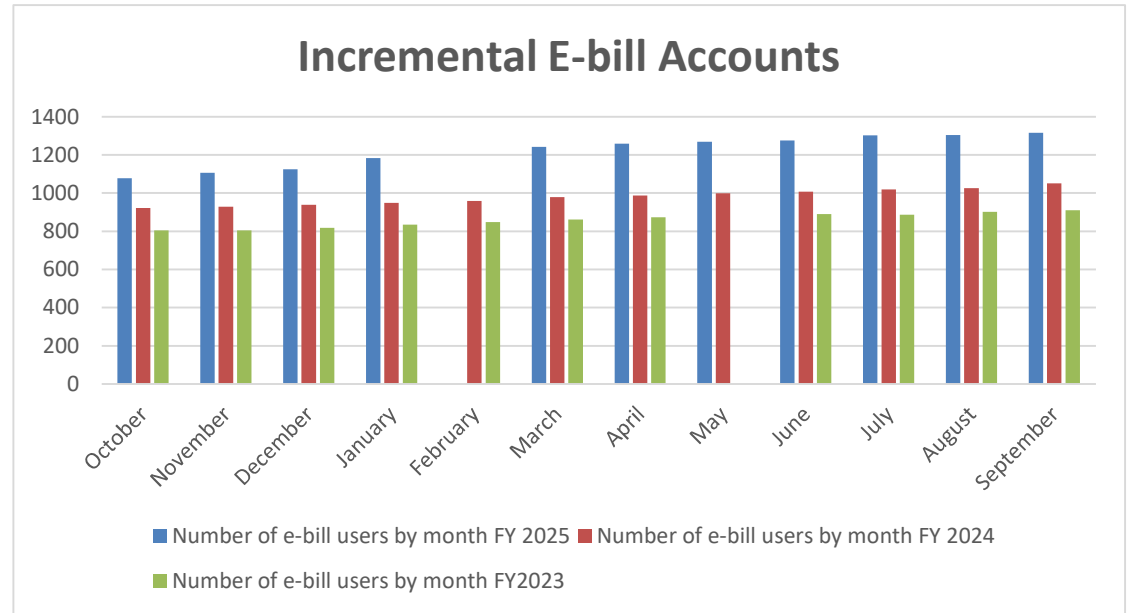
	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY 2023</u>
October	13,174	11,286	9,789
November	10,591	10,370	9,564
December	10,419	8,932	8,197
January	11,291	10,820	9,543
February	10,664	11,612	9,338
March	11,721	11,703	10,946
April	12,138	11,869	10,851
May	11,151	12,087	10,489
June	11,638	11,809	12,351
July	12,211	12,019	10,843
August	11,330	11,919	11,775
September	10,853	11,293	9,897

NUMBER OF CITY-WIDE PHONECALLS



Number of e-bill users by month

	<u>FY 2025</u>	<u>FY 2024</u>	<u>FY2023</u>
October	1078	922	804
November	1107	929	805
December	1125	939	818
January	1183	948	835
February		959	848
March	1243	979	861
April	1259	988	873
May	1269	999	
June	1275	1008	890
July	1302	1019	886
August	1304	1026	901
September	1316	1051	910



Kiosk

	<u>FY 2025</u>	<u>FY 2024</u>
October	\$ 15,527.43	\$ 14,452.23
November	\$ 18,366.36	\$ 11,121.83
December	\$ 14,241.27	\$ 11,401.43
January	\$ 14,970.22	\$ 12,953.63
February	\$ 63,105.28	\$ 15,069.97
March	\$ 14,515.99	\$ 12,091.93
April	\$ 13,719.58	\$ 10,302.51
May	\$ 13,475.10	\$ 12,472.31
June	\$ 12,233.19	\$ 15,266.47
July	\$ 8,793.66	\$ 14,865.64
August	\$ 14,057.62	\$ 14,014.91
Septembe	\$ 11,940.57	\$ 13,041.75

FY 2026



Business Tax Receipt Activity - November 2025

Out of Business/Inactive	# of BTRs	Dollar Amount
Akusa LLC	1	\$ 31.50
Certainty Development Group LLC	1	\$ 236.25
Dania Rexall Pharmacy	1	\$ 451.25
EM Florida Real Estate LLC	1	\$ 207.00
Genestin, Charlemont	1	\$ 63.00
Gilberto Francis	1	\$ 31.50
WSA Insurance LLC	1	\$ 677.50
Humana Health Insurance Company of Florida Inc	1	\$ 183.75
Yanique Johnson Esq	1	\$ 236.25
Loretta Allen	1	\$ 31.50
Maria Belarano	1	\$ 31.50
Paul Picard	1	\$ 31.50
Petra Cardova	1	\$ 236.25
T Custom Tailor Shop Inc	1	\$ 254.25
The Shade Store LLC	1	\$ 420.00
West Coast Life Insurance Co	1	\$ 183.75
Total Out of Business/Inactive	16	\$ 3,306.75

New Approved Applications	# of BTRs	Dollar Amount
Charlemont Genestin	1	\$ 63.00
Seas The Day Dive Charter LLC	1	\$ 131.25
Eastsea USA Inc	1	\$ 625.00
Franmar Leasing South LLC	1	\$ 546.25
Glenn & Stephanie Haave	1	\$ 196.50
Jim Naugle	1	\$ 651.25
Leory Maxwell	1	\$ 31.50
Corey Zinman Esq	1	\$ 236.25
Jennifer Simil Esq	1	\$ 236.25
Marilyn Maloy, Esquire	1	\$ 236.25
Matthew Bavaro, Esquire	1	\$ 236.25
Longview Ocean LLC	1	\$ 236.25
Lovely Properties LLC	1	\$ 236.25
Papa LLC	1	\$ 546.75
Premium Mobility LLC	1	\$ 520.00
Rent for Event LLC	1	\$ 870.00
S.O.T. Housing LLC	1	\$ 196.50
Shlomi Mawardi	1	\$ 63.00
Soffer Legacy LLC	1	\$ 63.00
Van Hlk LLC	1	\$ 236.25
Watson Trucking and Brokerage Inc	1	\$ 785.00
We Got The Beats LLC	1	\$ 1,465.00
Yosi Assaf	1	\$ 236.25
Total New Applications	23	\$ 8,644.00

BTR Status	# of BTRs	Total Dollar Amount
Open Renewals- Current Year	260	\$ 85,809.18
Paid Renewals	2,683	\$ 935,999.62

Total BTRs as of 11/30/2025	2,943	1,021,808.80 **
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**includes license fee, fire inspection & solid waste registration

Miscellaneous Billing Invoice Aging Report

Aging Date 11/30/2025

Report By Invoice Type

	Description	Current	1-30	31-60	61-90	90+	Total
Invoice Type - CEM - Cemetery							
# 4652 - Eric L Wilson	Reservation of Burial Plot	.00	.00	.00	.00	2710.00	2,710.00
# 5474 - Cokenya D West	Reservation of Burial Plot	.00	.00	.00	.00	250.00	250.00
# 4179 - AJ Manuel Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1680.00	1,680.00
# 5756 - Rahming Poitier Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	4750.00	4,750.00
# 5673 - Agape Funeral and Cremation	Reservation of Burial Plot	.00	.00	.00	.00	5040.00	5,040.00
# 3946 - Eric S George Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	700.00	700.00
# 5909 - Freeman Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	1500.00	1,500.00
# 5924- Garcia Gimeno	Reservation of Burial Plot	.00	.00	.00	.00	200.00	200.00
# 5862 - Love and Grace Funeral Home	Reservation of Burial Plot	.00	.00	.00	.00	3360.00	3,360.00
# 4786 - Dillard Josephine	Reservaton of Burial Plot	.00	.00	.00	.00	200.00	200.00
Cemetery Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$20,390.00	\$20,390.00
Invoice Type - BULK Trash Pk Up - Notice of Violation							
	Bulk Trash Pickup	.00	.00	.00	240.00	17954.00	18194.00
Bulk Trash Pk Up		\$0.00	\$0.00	\$0.00	\$240.00	\$17,954.00	\$18,194.00
Invoice Type - FA- False Alarm							
Miscellaneous FA Customers	BSO & Fire False Alarms	.00	.00	.00	.00	2,025.00	2,025.00
False Alarm Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$2,025.00	\$2,025.00
Invoice Type - FI - Fire Inspection							
3065 - Keynorth Townhomes	Annual Inspection FY 11	.00	.00	.00	.00	1,700.00	1,700.00
3072 - Atlantis Management	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	7,800.00	7,800.00
1012 - Gulfstream Apts.	Annual Inspection FY 11 & FY 12	.00	.00	.00	.00	2,800.00	2,800.00
# 4466 - Meadowbrook Condo	Annual Inspection FY 13	.00	.00	.00	.00	1,000.00	1,000.00
4644 - Oakbridge Townhomes	Annual Inspection FY 14	.00	.00	.00	.00	4,000.00	4,000.00
Miscellaneous FI Customers	Annual & Re-Inspections	.00	.00	.00	.00	254,485.00	254,485.00
Fire Inspection Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$271,785.00	\$271,785.00
Invoice Type - GR Federal - Grant Reimb. Federal Government							
# 6168 - Florida Dept. of Emergency	2023-00000004	.00	.00	.00	.00	15,796.99	15,796.99
# 6168 - Florida Dept. of Emergency	2023-00000005	.00	.00	.00	.00	179,395.52	179,395.52
# 6155 - Florida Dept. of Emergency	2024-00000001	.00	.00	.00	.00	49,875.00	49,875.00
# 6168 - Florida Dept. of Emergency	2024-00000002	.00	.00	.00	.00	50,000.00	50,000.00
# 6168 - Florida Dept. of Emergency	2025-00000002	.00	.00	.00	.00	3,000.00	3,000.00
# 6168 - Florida Dept. of Emergency	2024-00000003	.00	.00	.00	.00	50,000.00	50,000.00
# 4051 - State of Florida	2025-00000006	.00	.00	.00	500,000.00	.00	500,000.00
# 6293 - Florida Department of	2025-00000007	.00	.00	.00	151,237.00	.00	151,237.00
# 6293 - Florida Department of	2025-00000008	.00	.00	.00	35,919.87	.00	35,919.87
Grant Federal Totals		\$0.00	\$0.00	\$0.00	\$687,156.87	\$348,067.51	\$1,035,224.38
Invoice Type - GR State - Grant Reimb. State of Florida							
# 6170 - FL Dept. of Economic Opportunity	2023-00000002	.00	.00	.00	.00	395,504.79	395,504.79
# 4051 - State of Florida Dept of	2023-00000003	.00	.00	.00	.00	332,500.00	332,500.00
# 4051 - State of Florida Dept of	2023-00000004	.00	.00	.00	.00	375,000.00	375,000.00
Grant Federal Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$1,103,004.79	\$1,103,004.79
Invoice Type - GR County - Grant Reimb. Broward County							
# 6242 - City of Pompano Beach	2025-00000001	.00	.00	.00	13,809.89	.00	13,809.89
# 6169 - Broward County - Mobility	2025-00000002	.00	.00	.00	4,975,610.74	.00	4,975,610.74
Grant Federal Totals		\$0.00	\$0.00	\$0.00	\$4,989,420.63	\$0.00	\$4,989,420.63
Invoice Type - LM - Lake Maintenance							
Miscellaneous LM Customers	Lake Maintenance	.00	.00	.00	.00	275.36	275.36
Lake Maintenance Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$275.36	\$275.36
Invoice Type - MS - Miscellaneous							
# 4647 - Palmetto Hospitality of Dania	Water Impact Fees	.00	.00	.00	.00	20,242.00	20,242.00
Misc. Customers	Misc. Customers	697.17	3,000.00	27,909.86	.00	65,589.43	97,196.46
Miscellaneous Totals		\$697.17	\$3,000.00	\$27,909.86	\$0.00	\$85,831.43	\$117,438.46
Grand Totals							
		\$697.17	\$3,000.00	\$27,909.86	\$5,676,817.50	\$1,849,333.09	\$7,557,757.62

Water Fund	Monthly Utility Account Activity	MISC
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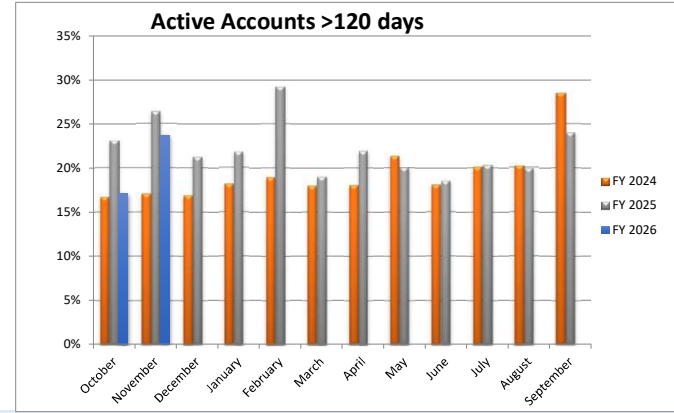
	Building/ New Construction Activity				Delinquent Account Activity			New Accts	
	Water Impact Fee		Water Tap Fee		Delinquent		# of Accts	# per Month	Prior Yr.
	2025	2026	2025	2026	2025	2026			
Oct	44,966.16	12,456.00	3,125.00	-	3,010.00	2,785.00	557.00	43	45
Nov		-	1,557.00	-	2,890.00	3,155.00	631.00	44	35
Dec	19,168.00		1,550.00		2,103.20		-		59
Jan					3,846.56		-		40
Feb	26,469.00		1,450.00		3,540.00		-		55
Mar	3,114.00		2,900.00		2,899.76		-		40
Apr	3,114.00		4,550.00		2,685.00		-		57
May	1,557.00		1,450.00		2,560.00		-		67
Jun	-		9,435.00		2,990.00		-		54
Jul	-		-		2,945.00		-		57
Aug	-		-		2,930.00		-		48
Sept	-				3,330.00		-		39
Total	\$ 98,388	\$ 12,456	\$ 26,017	\$ -	\$ 35,730	\$ 5,940	\$ 1,188	87	596

2% # of City's 4850 account became delinquent for this period

WATER & SEWER UTILITY AGING REPORT

ACTIVE ACCOUNTS

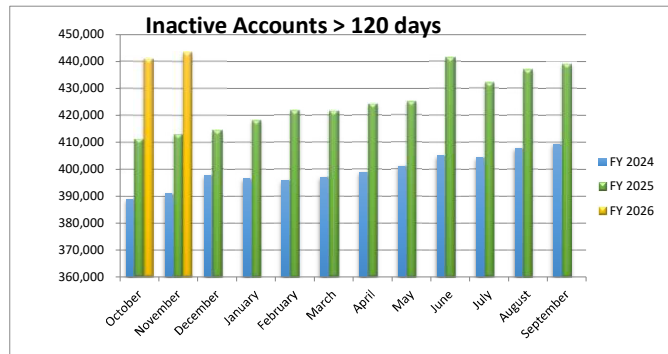
	FY 2024			FY 2025			FY 2026		
	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ	>120 Past Due	Monthly Billings	% DELQ
October	207,794	\$ 1,241,355	17%	286,955	\$ 1,243,012	23%	232,955	\$ 1,362,344	17%
November	216,614	1,267,676	17%	307,108	1,164,508	26%	238,052	1,003,628	24%
December	214,935	1,270,207	17%	278,087	1,308,024	21%			
January	220,340	1,211,794	18%	278,766	1,278,238	22%			
February	231,139	1,217,188	19%	263,943	903,782	29%			
March	235,434	1,310,333	18%	253,837	1,336,359	19%			
April	236,352	1,307,061	18%	261,377	1,190,163	22%			
May	262,509	1,229,203	21%	260,498	1,299,714	20%			
June	247,808	1,372,056	18%	249,600	1,347,560	19%			
July	261,459	1,298,366	20%	261,524	1,286,366	20%			
August	252,820	1,250,659	20%	262,031	1,315,852	20%			
September	360,091	1,263,892	28%	241,204	1,003,628	24%			
Annual Avg	\$ 245,608	\$ 1,269,983	19%	\$ 267,077	\$ 1,223,101	22%	\$ 235,503	\$ 1,182,986	20%



Active Account Graph: Billing data indicates delinquency rate on active accounts remain constant at an average of 1% of billings per month

INACTIVE ACCOUNTS

	FY 2024			FY 2025		FY 2026	
	>120 Past Due	>120 Past Due	% +/-	>120 Past Due	% +/-	>120 Past Due	% +/-
October	388,922	411,308	5%	441,066	7%		
November	390,867	413,066	5%	443,573	7%		
December	397,662	414,412	4%				
January	396,459	418,252	5%				
February	395,697	421,766	6%				
March	397,067	421,614	6%				
April	398,812	424,262	6%				
May	401,076	425,057	6%				
June	405,003	441,615	8%				
July	404,194	432,075	6%				
August	407,690	436,935	7%				
September	409,329	439,047	7%				
Annual Avg	\$ 399,398	\$ 424,951	6%	\$ 442,319	4%		



City of Dania Beach

General Fund

Unassigned Fund Balance - - Contingency

Balance 10/1/24 (Audited)

----- General Fund -----	
<u>Contingency</u>	<u>Unassigned Fund Balance</u>
\$ 250,000	\$ 23,925,117

(Uses) / Additions:

October	-	499,683
November	-	-
December	-	-
January	(2,300)	177,000
February	(6,000)	-
March	(9,000)	50,000
April	(9,800)	-
May	-	-
June	-	-
July	(2,500)	-
August	-	-
September	-	-

Sub-Total (Uses) / Additions

(29,600)	726,683
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Sub-Total Available

220,400	24,651,800
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Other Considerations

GFOA/City Commission 25% Reserve

(20,939,710)

Estimate of Availability at 09/30/2025

\$ 220,400	\$ 3,712,090
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City of Dania Beach

#001-18-00-519-99-10

Contingency Account

Original Budget \$ 200,000

Amendment 50,000

Veterans Park

Uses:

	Total	
Oct	-	
Nov	-	
December	-	
January	(950)	Fee Waiver - MLK Gala for IT Parker
	(1,350)	Fee Waiver - Four Chaplains - IT Parker
February	(6,000)	Prestige Club - Etiquette (DE, Collins, Olsen)
March	(5,000)	BLC Annual Installation Gala
	(4,000)	Dan Marino Foundation - Sponsorship
April	(800)	Prestige Club - Dania Elementary Additional
	(4,000)	National Day of Prayer - Commission
	(5,000)	Arbor Day - Commission
May	-	
June	-	
July	(2,500)	17th Annual Climate Summit Sponsorship
August	-	
September	-	
Balance Remaining	\$ 220,400	

City of Dania Beach

General Fund

Analysis of
Fund Balance

	<u>Balance 10/1/24</u>	23,925,117	
Uses: #389-90-01			
October	499,683		Carryovers/P.O.'s etc.
November	-		
December	-		
January	177,000		FY24-25 Funding for One Stop Aquatic Safety
February	-		
March	50,000		FIND Boat Ramp Grant Gen Fund Match
April	-		
May	-		
June	-		
July	-		
August	-		
September	-		
 Total Uses (Sources)	 <u>726,683</u>		
 Estimated Balance Available 09/30/25	 <u>\$ 24,651,800</u>		
 <u>Other Considerations</u>			
GFOA/City Commission 25% Reserve	(20,939,710) est.		
 Estimate of Availability at 09/30/25	 <u><u>3,712,090</u></u>		



MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, DECEMBER 11, 2025 - 7:00 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Davis called the meeting to order at 7:06 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

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.

City Attorney Boutsis read the Statement of Decorum.

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

3.1 Request for Approval — Plaque Presentation to Chickie Brandimarte - December 9, 2025 - *Sponsored by Commissioner Rimoli*

There was Commission consensus to approve the request.

3.2 Recognition — Chickie Brandimarte - Dania Beach Senior Citizens Club — *Sponsored by Commissioner Rimoli*

Commissioner Rimoli introduced the item.

Mrs. Brandimarte spoke and thanked everyone for the recognition.

3.3 MC Frost House Restoration Presentation - *Public Services*

Deputy Director of Public Services Sean Schutten provided an update on the MC Frost house restoration project. He commented that the City is working to turn the property into a multi-venue space, taking into consideration the Commission's input from the last two meetings and moving forward with the RFQ by the end of January.

Commissioner Ryan requested confirmation that the exterior would be designated as historic and the interior would not, so that it may be used for functions and Deputy Director Schutten confirmed that to be the intent.

Vice Mayor Salvino commented that he likes the hybrid approach as it is more cost effective. He sought clarification on the exterior improvements and questioned the reconfiguration of the interior. Deputy Director Schutten responded that the exterior improvements would include painting and restoration of the windows. He explained the interior would be reconfigured as necessary and they would bring the concepts to the Commission for review and approval.

3.4 Request for Proclamation Approvals:

- National Wildlife Federation - Community Wildlife Habitat City - Sponsored by Commissioner Rimoli
- Martin Luther King Jr. Day, January 19, 2026 - Sponsored by Mayor Davis

There was Commission consensus to approve the requests.

3.5 2026 Vintage Motorcycle Show - Special Event Application - *Parks and Recreation*

There was Commission consensus to approve the special event application.

4. PROCLAMATIONS

4.1 National Wildlife Federation - Community Wildlife Habitat City — *Sponsored by Commissioner Rimoli*

Commissioner Rimoli read the proclamation into the record and presented the proclamation to the Green Advisory Board.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

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

- Susette Rodriguez leaving the City
 - o Susette Rodriguez addressed the Commission and City Staff.

- Commendation to Deputy City Manager Sosa-Cruz for the time he served as Acting City Manager in her absence
- Advocating in Tallahassee
- Florida Recreation and Park Association - Southeast Holiday Luncheon at I.T. Parker Center
- Dania After Dark
- Pioneer Newsletter
- Commendation email received for Carl Kallicharan
- C.W. Thomas Park update
- Gulfstream Road opening
- State of the City Address
- First Annual Feeding South Florida event

5.2 City Attorney

City Attorney Boutsis commented that she will continue to provide legislative updates to the Commission as she receives them.

5.3 City Clerk - Reminders

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

- January 13, 2026 CRA Board Meeting - 6 p.m.
- January 13, 2026 City Commission Meeting - 7 p.m.
- January 27, 2026 City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala provided an update on proactive enforcement efforts at 36 Southwest 11th Street and the area of Chester Byrd Park, including arrests of multiple individuals with outstanding felony warrants and narcotics-related charges. Officers are coordinating with the new property owner of 36 Southwest 11th Street to pursue eviction and improve neighborhood conditions.

Captain Tarala recognized Deputy Sean Reyka for his outstanding service. Deputy Reyka was awarded BSO's August 2025 Deputy of the Month and the 2025 Dania Beach Deputy of the Year by the Dania Beach Chamber of Commerce. The commendation highlighted his exceptional enforcement activity, leadership, training of new deputies, and significant contributions to public safety and community partnerships. Deputy Reyka briefly thanked the Commission and City for their support and expressed appreciation for the City's commitment to law enforcement.

Fire Chief Pellecer reported departmental activity for November, including 687 total calls for service, consisting of 82 fire-related calls and 605 medical calls. The Chief also highlighted the annual "Fill the Fire Truck" toy drive held after Thanksgiving, noting its success and its role in teaching fire cadets the importance of community service.

Fire Chief Pellecer recognized Lieutenant Alicia Manning of the Broward Sheriff's Office, Dania Beach District 1, as Firefighter of the Year. Lieutenant Manning was honored for her

leadership and heroic actions during a February 12, 2025 drowning incident involving a three-year-old child, where her decisive coordination of life-saving efforts resulted in the child's survival. Additional recognition included her professional achievements, community ties, and distinction as the first female firefighter in Dania Beach history to receive Firefighter of the Year.

7. CITIZENS' COMMENTS

The following spoke under public comments:

- Jerry Hadley – 6 NW 8th Avenue
- Shawn DeRosa – 408 SE 5th Street

8. CONSENT AGENDA

Commissioner Lewellen made a motion to approve the consent agenda minus item 8.9. The motion was seconded by Vice Mayor Salvino which carried unanimously on voice vote.

- 8.1 Minutes: November 18, 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, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A GRANT AGREEMENT IN THE AMOUNT OF SIX HUNDRED THIRTY-SEVEN THOUSAND ONE HUNDRED NINETY-FIVE DOLLARS (\$637,195.00) BETWEEN THE CITY OF DANIA BEACH AND THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, ON BEHALF OF THE U.S. DEPARTMENT OF HOMELAND SECURITY, FOR THE PLANNING AND DESIGN FOR CONSTRUCTION OF THE CITY'S EMERGENCY OPERATIONS CENTER PROJECT; AND TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

- 8.4 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, IN ITS CAPACITY AS THE BOARD OF TRUSTEES FOR THE DANIA MEMORIAL PARK AND WESTLAWN CEMETERIES TO AMEND THE CEMETERY RULES AND REGULATIONS ; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.5 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELEASING A DECLARATION OF RESTRICTIVE COVENANT IMPOSED PURSUANT TO RESOLUTION NO.: 2001-186, FOR SITE PLAN APPLICATION SP-11-01, FOR THE PROPERTY LOCATED AT 2200 NE 7TH AVENUE, DANIA BEACH FL, IN THE CITY OF DANIA BEACH, FLORIDA; AS THE COVENANT IS NOW OBSOLETE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

Approved under consent agenda.

8.6 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING AN ADDENDUM TO THE MASTER SERVICES AGREEMENT AND STATEMENT OF WORK WITH CIVICPLUS, LLC, TO INCORPORATE ADDITIONAL SECURITY, GOVERNING LAW, PUBLIC RECORDS, BRANDING, AND CONTRACT UPDATE RESTRICTIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Information Technology)*

Approved under consent.

8.7 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 WITH ADVANCED MULTI SIGN CORP. TO FURNISH AND INSTALL VETERANS PARK SIGN, PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Commissioner Ryan)*

Approved under consent.

8.8 RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE THIRD AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH BURKHARDT CONSTRUCTION, INC. FOR THE CW THOMAS PARK IMPROVEMENTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Parks and Recreation)*

Approved under consent.

8.9 Request for Use of Discretionary Funds – American Legion Post 209 – *Sponsored by Commissioner Ryan*

Commissioner Lewellen asked if they would be Dania Beach students and Commissioner Ryan responded that the Boy's State program is merit-based and open to eligible high school juniors regardless of residency. Because Dania Beach does not have a high school, applicants are selected from nearby schools through local American Legion posts. Selection is based on academic achievement, extracurricular involvement, and a formal interview process conducted by a panel. While the program is sponsored by Dania Beach through the city's American Legion post, residency is not a requirement, and no preference is given based on place of residence in order to maintain fairness and the program's high standards.

Mayor Davis asked who serves on the selection committee, and Commissioner Ryan provided the names of the participants.

Commissioner Rimoli expressed his concern regarding residency and using Dania Beach funds outside of Dania Beach.

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

9. BIDS AND REQUESTS FOR PROPOSALS

There were no bids and requests for proposals.

10. QUASI-JUDICIAL HEARINGS

There were no quasi-judicial hearing items.

11. FIRST READING ORDINANCES

11.1 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE"; AT PART 6, ENTITLED "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS", ARTICLE 640, ENTITLED "PLATS", TO MODIFY THE CITY'S PLATTING REQUIREMENTS TO BE CONSISTENT WITH UPDATES IN STATE LAW DUE TO THE PASSAGE OF "LAW OF FLORIDA 2021-164," WHICH MODIFY FLORIDA STATUTES SECTION 177.01, ENTITLED "ADMINISTRATIVE APPROVAL OF PLATS BY DESIGNATED MUNICIPAL OFFICIAL", WHICH UPDATES REQUIRE THE ELIMINATION OF THE PUBLIC HEARING, QUASI-JUDICIAL PROCESS BY THE CITY COMMISSION TO APPROVE PLATS, AND TO ESTABLISH THE "ADMINISTRATIVE AUTHORITY OF THE CITY TO BE THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR, OR DEPUTY; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Community Development*)

City Attorney Boutsis read the title of the ordinance into the record and introduced the item. She noted a typographical error indicating it should be "Law of Florida 2025-164" and explained that state law changed as of July 1st requiring all plats to be approved administratively.

Mayor Davis opened the floor to public hearing and seeing none, public hearing was closed.

Commissioner Rimoli made a motion to approve the item. The motion was seconded by Commissioner Lewellen carried 5-0 on voice vote.

11.2 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) TO PROVIDE CLARITY AND UPDATED APPLICATION PROCEDURES AND NOTICE REQUIREMENTS; BY AMENDING PART 6, ENTITLED “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS” , TO CREATE SECTION 610-15, ENTITLED “COMMUNITY OUTREACH” TO REQUIRE COMMUNITY OUTREACH AS PART OF EACH APPLICATION; AMENDING ARTICLE 610 ENTITLED PUBLIC HEARING NOTICES, IN ORDER TO UPDATE SECTION 610-30, ENTITLED “DETAILED NOTICE PROVISIONS” TO PROVIDE FURTHER CLARITY TO NOTICE PROVISIONS; AMENDING ARTICLE 635, ENTITLED “SITE PLANS” AT SECTION 635-40, ENTITLED “SUPPLEMENTAL APPLICATION REQUIREMENTS” TO ELIMINATE PAPER SITE PLAN SUBMITTALS; AMENDING PART 7, ENTITLED “CODE ADMINISTRATION”, TO AMEND SECTION 715-60, ENTITLED “DEVELOPMENT REVIEW COMMITTEE” TO REMOVE REFERENCE TO THE CRA EXECUTIVE DIRECTOR; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE (*Community Development*)

City Attorney Boutsis read the title of the ordinance into the record.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Mayor Davis opened the floor to public hearing and seeing none, public hearing was closed.

Commissioner Ryan made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried 5-0 on voice vote.

11.3 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING THE CITY’S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ENSURE COMPLIANCE WITH BROWARD COUNTY’S COMPREHENSIVE PLAN; SPECIFICALLY, THE BROWARD COUNTY LAND USE PLAN KNOWN AS BROWARD NEXT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Community Development*)

City Attorney Boutsis read the title of the ordinance into the record.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Mayor Davis opened the floor to public hearing and seeing none, public hearing was closed.

Vice Mayor Salvino made a motion to approve the item. The motion was seconded by Commissioner Lewellen which carried 5-0 on voice vote.

11.4 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) AMENDING ARTICLE 295 ENTITLED “VOLUNTARY MOBILITY PROGRAM” TO ELIMINATE SAME; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of the ordinance into the record.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Mayor Davis opened the floor to public hearing and seeing none, public hearing was closed.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Ryan which carried 5-0 on voice vote.

11.5 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) TO PROVIDE CLEAN UP AND CLARIFICATION OF LANGUAGE IN VARIOUS SECTIONS OF THE LDC AS FOLLOWS: PART I, ENTITLED “USE REGULATIONS”, AT ARTICLE 100, ENTITLED “GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS”; AT SECTION 100-50 ENTITLED “CERTIFICATES OF USE” TO UPDATE THE CERTIFICATE OF USE REQUIREMENTS; AMENDING SECTION 100-60, ENTITLED “ESTABLISHMENT OF ZONING DISTRICTS” TO UPDATE THE INTENT AND PURPOSE OF THE RESIDENTIAL-OFFICE (RO) DISTRICT AND TO MOVE THE PRD-1 DISTRICT TO THE MIXED USE CATEGORY; AMENDING ARTICLE 110, ENTITLED “USE REGULATIONS FOR COMMERCIAL AND MIXED USE DISTRICTS” AT SECTION 110-20, ENTITLED “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO ADD AN EXISTING ZONING DISTRICT TO THE PERMITTED USE TABLE; UPDATING SECTION 110-200, ENTITLED “OUTDOOR RESTAURANT SEATING,” TO TO INCLUDE THE PLANNED RESIDENTIAL DEVELOPMENT ZONING DISTRICT IN THE REGULATIONS; AMENDING PART 2, ENTITLED SITE DEVELOPMENT REGULATIONS, AT ARTICLE 265, ENTITLED “OFF-STREET PARKING REQUIREMENTS”, AT SECTION 265-110, ENTITLED “DESIGN AND CONSTRUCTION STANDARDS FOR PARKING LOTS TO ELIMINATE THE DIMENSIONAL REQUIREMENTS FOR WHEEL STOPS; AMENDING PART 3, ENTITLED “SPECIAL ZONING DISTRICTS”, SUBPART 1, ENTITLED “COMMUNITY REDEVELOPMENT AREA (CRA) FORM -BASED ZONING DISTRICTS, AT ARTICLE

303, ENTITLED DISTRICT DEVELOPMENT STANDARDS, AT SECTION 303-70 ENTITLED “GTWY-MU, BEACH GATEWAY MIXED-USE DISTRICT” TO AMEND TO SPECIFY BUILDING FRONTAGE STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of the ordinance into the record.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Mayor Davis opened the floor to public hearing and seeing none, public hearing was closed.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Rimoli which carried 5-0 on voice vote.

11.6 ORDINANCE NO. 2025-_____

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), TO FUND THE LIFT STATION 11 REHABILITATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Boutsis read the title of the ordinance into the record.

Director of Public Services Fernando Rodriguez introduced the item.

Mayor Davis opened the floor to public hearing and seeing none, public hearing was closed.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Rimoli which carried 5-0 on voice vote.

12. SECOND READING ORDINANCES

12.1 ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 22-7A, OF THE CITY’S CODE OF ORDINANCES, AUTHORIZING CO-DESIGNATION OF A PORTION OF SW 26TH TERRACE BETWEEN STATE ROAD 84 AND SW 36TH STREET TO BE KNOWN AS “SW 26TH TERRACE/PBA MEMORIAL WAY”, AFTER HOLDING TWO PUBLIC HEARINGS, AND AFTER A 4/5 VOTE OF THE ENTIRE COMMISSION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

City Attorney Boutsis read the title of the ordinance into the record.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Mayor Davis opened the floor to public hearing and Rod Skirvin of the Broward County Police Benevolent Association thanked the staff and Commission for this memorial.

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Rimoli which carried 5-0 on voice vote.

13. DISCUSSION AND POSSIBLE ACTION

13.1 Request for Support of the Prestige Club — Etiquette Classes — *Sponsored by Vice Mayor Salvino*

Vice Mayor Salvino introduced the item.

There was Commission consensus to contribute \$1,000 from each commissioner and \$1,000 from the City Manager.

13.2 2026 City Commission Meeting Dates — *City Clerk*

There was Commission consensus to approve the proposed 2026 meeting dates with the amendment to cancel the January 27th meeting.

14. APPOINTMENTS

- 14.1 Board Appointments:
- Dania Beach Housing Authority Board - 1 vacancy - Mayor Davis
 - Marine Advisory Board - 1 vacancy - Vice Mayor Salvino
 - Public Art Advisory Board - 1 vacancy – Commission

All appointments were deferred to the January 13, 2025 meeting.

15. COMMISSION COMMENTS

15.1 Commissioner Lewellen

Commissioner Lewellen wished Eleanor Norena a happy birthday. She commented on the positive workplace culture and strong sense of community, noting that staff transitions have been for positive reasons. She recognized long-time resident Alice George, wishing her a happy birthday and acknowledging her continued involvement in the community. She said she is looking forward to the holiday luncheon, wished everyone a happy holiday season and thanked staff for their hard work.

15.2 Commissioner Rimoli

Commissioner Rimoli wished Alice George a happy birthday, recognizing her kindness and positive presence in the community. He expressed his appreciation for Sussette Rodriguez, thanking her for her contributions and wishing her well as she relocates. He echoed City

Manager Garcia’s comments for the City’s recent Tallahassee visit, commending City Manager Garcia and Deputy City Manager Sosa-Cruz for their preparation, strong relationships, and effective advocacy. He thanked the Commission, City staff, and first responders for their service throughout the year and wished everyone happy holidays.

15.3 Commissioner Ryan

Commissioner Ryan advised the Commission about the Solid Waste Master Plan workshop with the County scheduled for February 10, 2026 at 5:00 p.m., noting the executive director and team will be coming in to speak to the Commission and answer any questions. He spoke about visiting the Seafarer’s House at Port Everglades and suggested organizing a future donation drive for visiting travelers. He commended the City’s successful Tallahassee trip, noting an anticipated state funding of nearly \$1 million for city projects. He spoke about the multiple turkey drives held in the City and the first responder recognition events, expressing appreciation for BSO, Police and Fire personnel. He expressed concerns regarding the absence of a Martin Luther King Jr. Day parade, speaking about its historical significance and advocating for continued city support alongside a Day of Service. He wished everyone happy holidays and a happy new year.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino wished Eleanor Norena and Alice George happy birthdays. He expressed appreciation for those working during the Christmas and New Year holidays, encouraging them to stay safe while serving the community. He wished everyone a merry Christmas and happy new year.

15.5 Mayor Davis

Mayor Davis wished Eleanor Norena and Alice George happy birthdays and expressed her appreciation to each of them individually. She addressed Susette Rodriguez and thanked her for the joy, energy, and encouragement she brought to city initiatives, remarking that she will be missed tremendously. She commended the entire city team for their professionalism, dedication, and commitment to the City of Dania Beach and expressed gratitude for the opportunity to serve as mayor. She wished everyone happy holidays and a great new year.

16. ADJOURNMENT

Mayor Davis adjourned the meeting at 9:15 p.m.

ATTEST:

CITY OF DANIA BEACH

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

Approved:
January 13, 2026



Community Bible Church
4650 SW 30 Ave
Ft. Lauderdale, Florida 33312

December 29, 2025

The Honorable Lori Lewellen
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

Dear Commissioner Lewellen,

For decades, Community Bible Church and the Academy of Griffin Harbor have been proud to serve the Dania Beach community from our location at the corner of Griffin Road and SW 30th Avenue. Through early Childhood Education, Community partnerships, Beach Clean-ups, and ongoing support for local families, it has truly been our privilege to invest in this city we love.

Recently, we experienced an unexpected challenge. What began as a small leak in one office led to the discovery of severely deteriorated cast-iron plumbing and an additional septic tank we were previously unaware of. This unforeseen issue quickly escalated and required immediate attention resulting in more than \$10,000 in unanticipated emergency plumbing and cleanup expenses.

I recently learned that discretionary funding may be available, and while we are doing everything possible to address these repairs, we are respectfully requesting consideration for \$5,000 of assistance. This support would help us with the necessary repairs so we may continue serving the people of Dania Beach with excellence and care.

Thank you for your leadership, your service, and for taking the time to consider this request. We are deeply grateful for your continued support of our community.

Blessings,

A handwritten signature in black ink that reads "Pastor Bob Sands". The signature is fluid and cursive.

Pastor Bob Sands
Community Bible Church



Community Bible Church
4650 SW 30 Ave
Ft Lauderdale, Florida 33312

Invoice Date: December 30, 2025

Bill To:

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

DESCRIPTION:	AMOUNT
Emergency Plumbing and Clean-Up	\$5,000.00



City of Dania Beach Parks & Recreation
 Department
 100 W Dania Beach Boulevard
 Dania Beach, FL 33004
 954-924-6800
 aifedi@daniabeachfl.gov
<https://daniabeachfl.gov/273/Parks-Recreation>

Registration/Payment Receipt 98395964

12/05/2025 07:32 PM

Account Information

George Bograkos
 41 NE 1st Ct.
 Dania Beach, FL 33004

Received By

Leslie Lavat at IT Parker Center

Item	Balance Due	Amount Paid
IT Parker Center IT Parker Center Feb 1, 2026 10:00 AM-6:00 PM - Dania Beach Resident Friday thru Sunday: \$1,200/Block - PERMIT #2073	\$1,200.00	\$0.00
IT Parker Security Deposit	\$500.00	\$0.00
IT Parker Cleaning Fee	\$150.00	\$0.00
Sales Tax (7%)	\$84.00	\$0.00
Change in Balance		\$1,934.00
Account Balance		\$1,934.00
<i>(As of 12/05/2025 07:32 PM)</i>		

Prompt(s)

PAYMENT TERMS & CONDITIONS DEPOSIT FOR RESERVATION: 1. In order to secure the rental of I.T. Parker Community, Renter must pay a 50% deposit if the rental is more than 30 days out with the remaining 50% to be paid for 30 days prior to the date of the rental event. If the rental is within 30 days, then the full amount is due. 2. The deposit is non-refundable unless the person paying it cancels the reservation in writing on or before sixty (60) days prior to the reservation date. An administrative charge of [AMOUNT] to cover the costs of processing and managing event logistics will be deducted from the deposit. **DAMAGE DEPOSIT:** The Damage Deposit is fully refundable after inspection if there is no damage to the premises, no rules, regulations, or conditions of the Center (such as, but not limited to, the "nonsmoking" rule) have been violated, and the furniture and furnishings are properly arranged, cleaned, and not damaged. Damage includes the presence of bodily fluids. Bodily fluids can be considered biohazards and may require specialized cleaning and disposal procedures to ensure safety and compliance with health regulations. Any additional cleaning costs of the Center (if necessary) and the repair or replacement of damaged property shall be assessed to the Renter and the entity, organization or group named in the Rent Application. 1. Renter understands that the \$500.00 Damage Deposit will not be refunded and may be retained by the City in full if there is any breach of any rule, regulation, or condition in this agreement. **CLEANING AND DAMAGES:** 1. Renter will pay a non-refundable cleaning fee of \$150.00 which will cover routine cleaning after your rental. Staff on-site will assess Center conditions before and afterwards with the Renter. 2. Renter understands that they must leave the Center in the same condition and working order as at the start of the event set up.. If the Center is not restored to original condition and cleaning or repairs are deemed necessary by the city staff, the City may withhold all or a portion of

the damage deposit. 3. Renter agrees to maintain the facility in a clean and sanitary condition during the rental period. This includes, but is not limited to, the prompt cleanup and proper disposal of any bodily fluids. Failure to clean up any bodily fluids will result in the City withholding damage deposit. 4. Renter will allocate appropriate amount of time necessary within their rental period to properly restore the building to its original condition. Staying past the rental period will result in Damage Deposit not being refunded. **SETUP, BREAKDOWN AND ADDITIONAL HOURS:** 1. Renter understands that setup and breakdown time are part of the rental time. The facility will not be opened prior to the contracted time. The facility will be set up to what was agreed upon prior to the rental; the renter can rearrange tables and chairs as needed. 2. Renter is aware that any extensions to the rental period must be requested at least 14 days prior to the rental date. Additional hours must be paid for at the time of the request. City reserves the right to refuse to grant any request for extensions. 3. **THE CITY SHALL NOT SUBTRACT FUNDS FROM THE DAMAGE DEPOSIT IN ORDER TO APPLY IT TO THE COST OF THE REQUEST TO EXTEND THE RENTAL PERIOD.** **RENTAL RULES & REGULATIONS BY MY INITIALS BELOW, I STATE THAT I READ, AND COMPLETELY UNDERSTAND, ALL OF THE FOLLOWING CONDITIONS:** 1. Renter will adhere to all terms, conditions, rental rules and regulations as outlined throughout this agreement. Any breach of this agreement shall result in the City fully retaining your Damage Deposit. 2. **Payment Terms:** The Deposit for Reservation must be made at time of booking. Final Payment must be made thirty (30) days prior to the event. All payments must be made with debit or credit card. 3. It is understood and agreed that the Renter, personally, together with the entity, organization or group named in the Rent Application, shall be completely responsible and liable all bodily injury, property damage, personal injury and other loss arising out of renter's use and occupancy of the premises, or any other occupant on the premises. 4. The City of Dania Beach reserves the right to refuse rental to any individual or group. 5. Renter understands that the rental period includes all set-up time and clean-up time. Any unauthorized extensions shall result in the City fully retaining your Damage Deposit. 6. The City of Dania Beach reserves the right to withhold ALL payment received prior to a rental if the City must cancel the rental due to a breach of contract terms. 7. Smoking is not permitted in the I.T. Parker Community Center. The Renter is responsible for the enforcement of this policy with the group using the Center. Any evidence of smoking in the Center shall result in automatic retention by the City of the entire Damage Deposit. 8. The City of Dania Beach ordinance number 2020-11 prohibits the use of plastic straws and Styrofoam products. Furthermore, balloons are not to be displayed or mounted outside the IT Parker facility. Balloons must be kept indoors and disposed/deflated prior to the end of rental. The releasing of balloons outside the facility is strictly prohibited. 9. No open flames, candles, etc., (except for food warming devices) are permitted in the Center. 10. No confetti, glitter, potpourri, rice, hay, bird seed, or similar items are allowed in the Center. Live plants may be used, but any leftover dirt or greenery/sticks could result in the withholding of your damage deposit. 11. Kegs of beer are permitted on the rear patio only. 12. No decorations shall be affixed to any surface using nails, thumb tacks, staples, or other items that penetrate or could cause damage to any surface. This includes balloons. 13. All event articles and equipment (such as rental chairs, table covers, utensils., etc.) must be removed from the Center by the end of the rental period. The City of Dania Beach will not be liable for items left after an event is over. Renter understands that the Damage Deposit will be automatically retained in full by the City if removal is not timely accomplished. 14. Renter understands that the City will automatically retain the \$500.00 Damage Deposit if the following capacity limits are exceeded: **BANQUET SEATING** - Not to exceed 200 people (Main Hall) or 37 people (west meeting room). **THEATRE SEATING** - Not to exceed 250 people (Main Hall only). 15. City employee has made a copy and attached a copy of the Renter's Driver's License and one of the following documents to show proof of residency: Utility Bill, Electric Bill, Cable Bill or Voter's registration card. 16. Renters are strictly prohibited from charging admission/cover charge to attend any event at the facility. The exception to this rule applies to governmental entity rentals, our governmental partners, and nonprofit organizations. If the City becomes aware of violating these rules the City reserves the right to cancel the rental and retain all payment received, including the damage deposit, for the rental. 17. Renter and any person

associated with Renter shall not sell, keep, or offer for sale any tangible object, merchandise, or thing for consideration within or outside of center unless expressly permitted in writing by City. 18. The Renter shall comply with all laws of the United States, the State of Florida, Broward County and the City of Dania Beach and all rules and requirements of the City Police, Fire and Community Development Departments, including but not limited to, all health, sanitary and safety requirements, as well as any other requirements imposed by the City. 19. Although every attempt is made to provide the Center and its related equipment in good working order, the City cannot be held responsible for air conditioning and heating systems, ice machines, ovens, appliances and other equipment or building systems that fail to perform during the time of the rental or fail to work due to service interruptions beyond the City's control. In the event that equipment or a system failure renders the Center unusable, the City will use its best efforts to notify the Renter at least 24 hours in advance of the beginning of the rental period. If the Center is unusable or not available, the City shall not be responsible for any costs or damages incurred by the Renter due to the unavailability of the Center. 20. If the Center or any part of it shall be destroyed by fire, flood, hurricane, storm or any other cause or if any other casualty or unforeseen occurrence shall render the fulfillment of this rental agreement by the City impossible, then this agreement shall terminate and the Renter shall pay rental for the Center only up to the time of such termination if it occurs during the rental period and at the rate specified. The Renter waives any claim for damages if the agreement is so terminated, or if the Center is so damaged as to render the fulfillment of this agreement impossible before the Renter has taken possession. In the latter case, all advance rental and deposits will be refunded to Renter. 21. Any amplified sound equipment, including but not necessarily limited to, stereo, and public address equipment must be kept at a noise level that cannot be heard outside of the Center or room that is being used. If complaints are received from neighboring properties regarding the noise level, Renter will be required to lower the noise level to a degree so that it is no longer offensive to the surrounding properties. Likewise, the Renter shall be responsible for controlling the noise level of guests who may be outside of the Center or in associated parking areas. In the event that Renter's use of the rental period creates a disturbance or violates the City's Noise ordinance, Renter shall immediately reduce the volume. Failure of the Renter to properly control the noise associated with the permitted use of the Center shall be cause for the City attendant to immediately terminate the Renter's use of the Center and may result in the retention by the City of all fees and deposits. 22. This agreement is only for the facility known as the I.T. Parker Center. It does not include areas outside of the Center, except for the rear patio and designated areas for parking of vehicles associated with the rental. The Renter is not granted permission, implied or expressed, to use the surrounding grounds or property for any purpose except those outlined in this paragraph. The Renter is expressly forbidden from placing or erecting games, rides, tents, structures or equipment of any sort on the grounds of the Center without the prior written permission of the City. 23. Parking is subject to availability as the center is located in a public marina. Additional offsite parking is available, if prearranged, at the Dania Casino and it is the renter's responsibility to arrange for a shuttle service at the cost of the renter. 24. Pets and other animals are not permitted inside the Center (other than service animals used by disabled persons). 25. By renting the facility, the Renter grants the City of Dania Beach the non-exclusive, royalty-free right to use any photography or videography captured during the event and publicly shared by the Renter (including on social media platforms) for promotional purposes. This includes, but is not limited to, advertising the facility on the City's website, social media, printed materials, and other marketing channels. Credit will be given where appropriate. If the Renter does not wish for specific images to be used, they must notify the City in writing prior to the event. 26. Sixty (60) days before the rental period begins, Renter must provide the City Risk Manager certificates of insurance to demonstrate that the Renter (individually as Renter and as agent for the group, organization or other entity renting the Center) has obtained the following insurance from an insurer licensed to transact business in the state of Florida and rated with an A.M. Best Rating of A- VII or better for all coverage's: A. General liability insurance, with a limit of one million dollars (\$1,000,000.00) per occurrence, with a one million dollars (\$1,000,000.00) annual aggregate. The city must be

named as an additional insured in the certificate B. If alcoholic beverages of any kind are sold or provided at the Center, a liquor liability insurance policy must be in effect with a limit of one million dollars (\$1,000,000.00) per occurrence, and a limit of one million dollars (\$1,000,000.00) annual aggregate. The City must be named as an additional insured in the certificate. C. If catering of any kind will be provided at the Center, a liability insurance policy must be provided by the caterer with a limit of one million dollars (\$1,000,000.00) per occurrence, and a limit of one million dollars (\$1,000,000.00) annual aggregate. The City must be named as an additional insured in the certificate. **FAILURE TO TIMELY PROVIDE THE REQUIRED INSURANCE WILL RESULT IN CANCELLATION OF THE RESERVATION AND RETURN OF THE RESERVATION DEPOSIT.**

27. INDEMNIFICATION. A. Renter agrees to indemnify and hold harmless the City (including all its elected officials, employees, and agents) for all costs, losses and expenses including, but not limited to, damages to persons or property including, but not limited to, judgments and attorneys' fees arising out of the negligent acts, errors, or omissions to act or the willful misconduct of the Renter, its invitees, agents, servants or employees arising out of the rental of the Center. If called upon by the City, the Renter (and his or her group, organization, or entity) shall assume and defend not only themselves, but also the City, in connection with any suit or cause of action arising out of the foregoing, and such defense shall be at no cost or expense whatsoever to the City. This indemnification does not extend to acts of third parties who or which are wholly unrelated to Renter. The covenants and representations relating to this indemnification provision shall survive the term of this Agreement and continue in full force and effect as to Renter's responsibility to indemnify the City. B. It is specifically understood and agreed that the consideration inuring to the Renter for the execution of this Agreement consists of the promises, payments, covenants, rights, and responsibilities contained in this Agreement and the Renter's group, organization, or entity. C. The execution of this Agreement by the Renter shall obligate the Renter to comply with the foregoing indemnification provision; however, the collateral obligation of providing insurance must be also complied with as set forth above.

28. City, County, State and Federal Laws Initial ____ A. Renter agrees to comply with all applicable city, county, State, and Federal laws and shall conduct no illegal act on the premises. This is a drug free and non-smoking facility at all times. No exceptions. Renter shall not sell alcohol on premises at any time. Renter may not serve alcohol to minors on the premises at any time. Renter agrees, for everyone's safety, to ensure alcoholic beverages are consumed in a responsible manner. The City reserves the right, in its exclusive discretion, to expel anyone who in its judgment is intoxicated or under the influence of alcohol or drugs, or who shall in any manner do or participate in any act jeopardizing the rights, use or the safety of its staff, guests, or building contents.

29. Force majeure; legal restraint. If either the City or Renter is prevented from or delayed in performing any of its obligations under this Agreement by reason of statutes, regulations or orders of a governmental entity (including actions taken by a court or by law enforcement officials), or because of war, terrorism, acts of God, labor disturbances, civil unrest, or any cause beyond the reasonable control of such Party, that Party shall not be liable to the other Party for damages by reason of any delay or suspension of performance resulting from such legal restraints or force majeure. The Party invoking this Article, however, shall furnish the other Party with Subsequent Notice of same no more than two (2) Business Days after the onset of the conditions delaying or preventing performance.

ACCEPTANCE Renter agrees to all terms and conditions above and will, to its best ability, fulfill all aspects of this Event services contract. The signature below indicates complete consent and approval. Print Name (Required):

_____ Signature (Required):
 _____ Date (Required): _____ (George Bograkos) Agreed

How do you want the facility set up? How many chairs and tables? 100ppl

Can you obtain a Certificate of Insurance (COI) to meet the needs of the facility? Yes

Facility Notes

IT Parker Center IT Parker Center

Please direct any questions to racosta@daniabeachfl.gov

Thank you for registering with City of Dania Beach Parks & Recreation Department



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, Public Services Deputy Director/City Engineer

SUBJECT: APPROVAL TO UTILIZE CITY OF CORAL SPRINGS CONTRACT 23-B-013F 3 YEAR RENEWAL TERM WITH KILOWATT ELECTRIC COMPANY

Request:

Public Services Department (PSD) is requesting authorization to utilize the 1st renewal option for an additional three years under the City of Coral Springs Bid No. 23-B-013F “Electrical Contractor Services” with Kilowatt Electric Company which expires January 10, 2029, and to exceed the City Vendor threshold of \$50,000, for the term of the contract.

Background:

Public Services has successfully utilized Kilowatt Electrical Company for several years to provide citywide electrical services, including repairing solar light fixtures and replacing lighting system batteries. Their work covers streetlights, city-owned parking lots, park and ball field lights, and parking garage lighting, encompassing both solar and hard-wired systems.

Due to the increasing demand for solar light repairs, the Public Services Department anticipates the continued need for Kilowatt Electrical Company’s services, as they have consistently delivered high-quality work.

Budgetary Impact

Funding for citywide electrical services will be appropriated within the respective departments and approved annual budget appropriations in accordance with the City’s procurement policies.

Recommendation

PSD is recommending approval of a resolution to authorize renewal options for an additional three years with Kilowatts Electrical Company Agreement under the City of Coral Springs Bid No. 23-B-013F- “Electric Contractor Services” Contract and to exceed the City’s \$50,000 single vendor threshold for the term of the contract.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE USE OF THE 1ST RENEWAL OPTION FOR AN ADDITIONAL THREE YEARS FOR ELECTRICAL REPAIR SERVICES FROM KILOWATT ELECTRIC COMPANY UTILIZING THE CITY OF CORAL SPRINGS ITB NUMBER 23-B-013F IN AN AMOUNT TO EXCEED THE ANNUAL VENDOR THRESHOLD OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR EACH FISCAL YEAR THE CONTRACT IS IN PLACE; AUTHORIZING SUCH PURCHASES THAT ARE MADE WITHIN THE RESPECTIVE DEPARTMENTS' APPROVED ANNUAL BUDGET APPROPRIATIONS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection (j), authorizes the City Manager to purchase supplies, services, equipment and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if he/she is authorized to do so in advance by a resolution adopted by the City Commission, if such purchases are made pursuant to a competitive bid obtained within the last eighteen (18) months by other governmental agencies such as the federal government, State of Florida or the Florida county or municipality; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, "Monetary thresholds for certain purchases and payment disbursement authorizations", Subsection (a), sets the monetary threshold at \$50,000.00 for a vendor each fiscal year; and

WHEREAS, the City desires to utilize the 1st of two renewals with Kilowatt Electric Company under the City of Coral Springs Contract Bid No. 23-B-013, which the City of Coral Springs has also authorized, and which provides for a three year renewal term; and

WHEREAS, the City may procure electrical repair services from Kilowatt Electric Company in an amount to exceed the annual Fifty Thousand Dollars (\$50,000.00) purchase threshold for a single vendor and, therefore, requires City Commission approval; and

WHEREAS, the City of Coral Springs competitively bid electrical services in October 2022 and subsequently awarded a Service Agreement under Bid Number 23-B-13F with Kilowatt Electric Company, which is effective January 11, 2023 through January 10, 2026, that includes two (2) additional three year renewals; therefore, this contract is up for an renewal; and

WHEREAS, the Public Services Director has determined that electrical services can be obtained at the least cost to the City, without competitive bidding and without advertisement for bids, from Kilowatt Electric Company under its existing Service Agreement with the City of Coral Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission authorizes and ratifies the purchase of electrical services from Kilowatt Electric Company under Bid Number 23-B-013F, under the first renewal contract with the City of Coral Springs in an amount to exceed the annual vendor threshold of Fifty Thousand Dollars (\$50,000.00) for each fiscal year the three year renewal contract is in place.

Section 3. That all purchases from Kilowatt Electric Company shall be subject to and made within the respective Departments approved annual budget appropriations in accordance with the City’s procurement policy.

Section 4. That the proper City officials are authorized to approve a 1st renewal for an additional three (3) years for the attached agreement between the City and Kilowatt Electric Company, a copy of which is attached as Exhibit “A”, and it is made a part of and is incorporated into this Resolution by this reference.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall become effective immediately after passage and adoption.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

RENEWAL TO THE AGREEMENT BETWEEN THE CITY OF DANIA BEACH, FLORIDA AND KILOWATT ELECTRIC COMPANY TO PROVIDE ELECTRICAL SERVICES UNDER CITY OF CORAL SPRINGS BID NO. 23-B-013F

This Renewal Agreement (“Agreement”) is made and entered into this ___ day of _____, 2026, by and between the City of Dania Beach, Florida, a Florida municipal corporation (“City”), whose principal address is 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Kilowatt Electric Company, a Florida corporation (“Contractor”), whose principal business address is 1700 NW 22nd Avenue, Pompano Beach, Florida 33069.

RECITALS

WHEREAS, the City of Coral Springs competitively solicited electrical contractor services pursuant to Bid No. 23-B-013F and entered into an agreement with Contractor effective January 11, 2023 through January 10, 2026, which included two (2) additional three-year renewal options; and

WHEREAS, on November 13, 2025, the City of Coral Springs exercised its first three-year renewal option, extending the term of that agreement through January 10, 2029; and

WHEREAS, the City of Dania Beach previously piggybacked the City of Coral Springs agreement in accordance with the City’s Charter, Code of Ordinances, and procurement policies; and

WHEREAS, the City Commission of the City of Dania Beach has authorized the City to utilize and renew the City of Coral Springs agreement with Contractor and to exceed the City’s annual vendor threshold; and

WHEREAS, the City desires to continue procuring electrical services from Contractor by piggybacking the renewal term exercised by the City of Coral Springs.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. INCORPORATION OF EXISTING AGREEMENT

The original agreement between the City of Coral Springs and Kilowatt Electric Company under Bid No. 23-B-013F, together with the Amendment and Renewal executed by the City of Coral Springs on November 13, 2025 (collectively, the “Coral Springs Agreement”), is attached hereto as Exhibit “A” and is fully incorporated herein by reference as if set forth in full.

2. TERM

The City of Dania Beach hereby exercises its renewal of the Coral Springs Agreement for the corresponding renewal term, which shall be retroactive to January 10, 2026 and shall expire on January 10, 2029, unless earlier terminated in accordance with the terms of Exhibit “A.”

3. TERMS AND CONDITIONS

Except as expressly modified herein, all terms, conditions, pricing, scope of services, insurance requirements, and contractual provisions contained in Exhibit “A” shall govern this Agreement and shall apply with full force and effect to the relationship between the City and Contractor.

4. FUNDING

All purchases and payments under this Agreement shall be subject to and contingent upon the availability of appropriated funds approved in the City’s annual budget in accordance with applicable law and City policy.

5. AUTHORITY

This Agreement is entered into pursuant to authorization granted by resolution of the City Commission of the City of Dania Beach, Florida.

6. ENTIRE AGREEMENT

This Agreement, together with Exhibit “A,” constitutes the entire agreement between the parties regarding the subject matter hereof.

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS OF THE FOREGOING, the parties have set their hand and seal the day and year first written above.

CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS, MAYOR

APPROVED AS TO LEGAL FORM
AND CORRECTNESS

EVE A. BOUTSIS, CITY ATTORNEY

ANA M. GARCIA, ICMA-CM
CITY MANAGER

WITNESSES:

**CONTRACTOR:
KILOWATT ELECTRIC COMPANY
a Florida corporation**

Signature

Signature

PRINT Name

PRINT Name

Signature

Title

PRINT Name

Dated: _____, 2026

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence
or
 online notarization on _____, 2026, by _____
as _____ of Kilowatt Electric Company, on behalf of the corporation.
He/she is personally known to me or has produced _____ as
identification.

My Commission Expires:

Notary Public, State of Florida

Print Name

**AMENDMENT TO AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND
KILOWATT ELECTRIC COMPANY FOR LICENSED ELECTRICAL CONTRACTOR
SERVICES**

THIS AMENDMENT TO AGREEMENT, made and entered into the 19 day of November, 2025 by and between:

CITY OF CORAL SPRINGS, FLORIDA
a municipal corporation
9500 West Sample Road
Coral Springs, Florida 33065
(hereinafter referred to as "CITY")

and

KILOWATT ELECTRIC COMPANY
a Florida corporation
1700 NW 22nd Avenue
Pompano Beach, Florida 33069
(hereinafter referred to as "CONTRACTOR")

WHEREAS, on January 11, 2023, CITY entered into an Agreement with CONTRACTOR for Licensed Electrical Contractor Services; and

WHEREAS, the current term expires on January 10, 2026; and

WHEREAS, the Agreement provides that it may be renewed for two (2) additional three (3) year terms, subject to satisfactory performance by CONTRACTOR; and

WHEREAS, both parties are desirous of extending the term of the Agreement for an additional term,

NOW THEREFORE, in consideration of the premises hereof, the mutual promises and agreements contained herein, and the payments to be made to CONTRACTOR for services rendered to CITY hereunder, the parties hereby agree as follows:

SECTION 1. RECITALS

The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

SECTION 2. TERM OF AGREEMENT

This Agreement shall be renewed for one (1) three (3) year renewal term through January 10, 2029.

SECTION 3. Section 33 of the Agreement shall be amended to read as follows, any portion of Section 33 not specifically amended below shall remain in full force and affect:

NOTICES

CITY: Miguel Machuca, Purchasing Manager
City of Coral Springs
9500 West Sample Road
Coral Springs, Florida 33065
Tel.: (954) 344-1101
Email: mmachuca@coralsprings.gov

SECTION 4. SEVERABILITY

Should any part, term or provision of this Amendment be by the courts decided to be illegal or in conflict with any law of the State, the validity of the remaining portions or provisions shall not be affected thereby.


SECTION 5. All other conditions and terms of the original Agreement, not specifically amended herein remain in full force and effect.

SECTION 6. This Amendment shall become effective upon approval by City Commission.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY OF CORAL SPRINGS and KILOWATT ELECTRIC COMPANY have caused these present to be executed in their respective names by the proper officials the day and year first above written.

WITNESST:



GEORGIA ELLIOTT, CMC, City Clerk

CITY OF CORAL SPRINGS




SCOTT BROOK, Mayor

Approved as to form:



CHRISTINA M. GOMEZ
Assistant City Attorney

KILOWATT ELECTRIC COMPANY

By:  _____
edward flack (Oct 30, 2025 10:22:59 PDT)

Title: President _____

Print Name: edward flack _____










23-B-013F Licensed Electrical Contractors Renewal

Final Audit Report

2025-10-30

Created:	2025-10-30
By:	Leonardo Bermudez (lbermudez@coralsprings.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0BNsRwbo-HcTtUVyLQVPI9uY-3Gi6TTv

"23-B-013F Licensed Electrical Contractors Renewal" History

-  Document created by Leonardo Bermudez (lbermudez@coralsprings.gov)
2025-10-30 - 4:22:33 PM GMT - IP address: 199.27.247.2
-  Document emailed to edward flack (eddie_flack@kilowatt-electric.com) for signature
2025-10-30 - 4:23:09 PM GMT
-  Email viewed by edward flack (eddie_flack@kilowatt-electric.com)
2025-10-30 - 5:21:15 PM GMT - IP address: 174.205.224.13
-  Document e-signed by edward flack (eddie_flack@kilowatt-electric.com)
Signature Date: 2025-10-30 - 5:22:59 PM GMT - Time Source: server- IP address: 174.205.224.13
-  Document emailed to cgomez@coralsprings.gov for signature
2025-10-30 - 5:23:01 PM GMT
-  Email viewed by cgomez@coralsprings.gov
2025-10-30 - 5:35:44 PM GMT - IP address: 174.48.87.248
-  Signer cgomez@coralsprings.gov entered name at signing as Christina Gomez
2025-10-30 - 5:36:08 PM GMT - IP address: 174.48.87.248
-  Document e-signed by Christina Gomez (cgomez@coralsprings.gov)
Signature Date: 2025-10-30 - 5:36:10 PM GMT - Time Source: server- IP address: 174.48.87.248
-  Agreement completed.
2025-10-30 - 5:36:10 PM GMT

DOCUMENT IMAGING, FILING, & DISTRIBUTION REQUEST

DOCUMENT TYPE	AGREEMENT
DESCRIPTION	AMENDMENT TO AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND KILOWATT ELECTRIC COMPANY FOR LICENSED ELECTRICAL CONTRACTOR SERVICES
ASSOCIATED NAMES	KILOWATT ELECTRIC COMPANY
# OF PAGES	5
IMAGE ID	AGM-25-11-13-12
ORIGINAL TO BE: <input type="radio"/> FILED IN <input type="radio"/> RETURNED TO	1 COPY TO MIGUEL MACHUCA, PURCHASING MGR.
Imaged and Indexed	
QC	



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, P.E., Public Services Deputy Director/City Engineer

SUBJECT: AUTHORIZATION TO APPLY AND ACCEPT A 2026 GRANT FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIA BROWARD COUNTY FOR AIA EAST BOUND CAPACITY IMPROVEMENTS

Request:

The Public Services Department (PSD) requests adoption of a resolution authorizing the City of Dania Beach to apply for, and if awarded, accept a 2026 County Incentive Grant Program (CIGP) grant from the Florida Department of Transportation (FDOT) via Broward County for the A1A (Dania Beach Boulevard) Eastbound Congestion Mitigation and U-Turn Capacity Improvements Project, including coordination with the City of Hollywood for improvements along portions of the corridor located within the City of Hollywood.

Background:

A1A (Dania Beach Boulevard) serves as a critical east–west arterial providing access to Ocean Park, regional beaches, and adjacent coastal destinations. During peak beach visitation periods—particularly weekends, holidays, and special events—eastbound traffic approaching Ocean Park experiences severe congestion as beachgoers circulate through parking areas searching for available spaces. These localized parking-related movements create significant bottlenecks that routinely result in traffic delays lasting several hours.

The resulting congestion extends well beyond the immediate coastal area, with queue spillback frequently impacting commuters and residents up to three miles west of Ocean Park. This recurring condition degrades roadway level of service, impedes emergency and service vehicle access, increases driver frustration, and negatively affects regional mobility along the A1A corridor.

The proposed project is intended to mitigate these impacts by constructing an additional U-turn lane and extending existing U-turn facilities along Dania Beach Boulevard. These improvements will allow eastbound motorists encountering severe congestion to safely and efficiently reverse direction and utilize westbound routes, providing an effective congestion-relief option during peak demand periods. By improving turning capacity and traffic circulation, the project will reduce delays, improve traffic flow, and enhance overall corridor operations.

A portion of State Road A1A / Dania Beach Boulevard within the project limits lies within the jurisdiction of the **City of Hollywood**. Accordingly, the City of Dania Beach anticipates coordinating closely with the City of Hollywood to ensure that proposed improvements are consistent, seamless, and mutually supportive across jurisdictional boundaries. This interjurisdictional cooperation is intended to enhance regional mobility, traffic operations, and safety along the shared State Highway System corridor.

This targeted and cost-effective improvement is expected to significantly improve traffic mobility, enhance safety for motorists and pedestrians, support emergency access, and maintain public access to Ocean Park while minimizing adverse impacts on surrounding neighborhoods and regional commuters. The project is intended to relieve recurring congestion on State Road A1A and Dania Beach Boulevard, a facility on the State Highway System, consistent with the eligibility criteria of the County Incentive Grant Program.

Budgetary Impact

There is no immediate budgetary impact associated with authorization to apply for the grant. Any future acceptance of grant funding, including required local match obligations, will be subject to City Commission approval, final grant terms, coordination with partnering jurisdictions as applicable, and the availability of eligible funding sources.

Recommendation

The Public Services Department recommends that the City Commission adopt a resolution authorizing the City of Dania Beach to apply for, and if awarded, accept FDOT's 2026 County Incentive Grant Program (CIGP) grant via Broward County for the A1A (Dania Beach Boulevard) Eastbound Congestion Mitigation and U-Turn Capacity Improvements Project, including interjurisdictional coordination with the City of Hollywood for portions of the project corridor located within its jurisdiction.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO APPLY FOR A 2026 COUNTY INCENTIVE GRANT PROGRAM (CIGP) GRANT FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VIA BROWARD COUNTY FOR THE A1A (DANIA BEACH BOULEVARD) EASTBOUND CONGESTION MITIGATION AND U-TURN CAPACITY IMPROVEMENTS PROJECT; PROVIDING FOR INTERJURISDICTIONAL COORDINATION WITH THE CITY OF HOLLYWOOD; AUTHORIZING ACCEPTANCE OF THE GRANT AND EXECUTION OF RELATED AGREEMENTS, SUBJECT TO CITY COMMISSION APPROVAL AND FUNDING AVAILABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation (FDOT), through the County Incentive Grant Program (CIGP) as provided in Section 339.2817, Florida Statutes, provides funding to counties for transportation improvements located on the State Highway System or for local transportation facilities that relieve congestion on the State Highway System; and

WHEREAS, Broward County is responsible for coordinating, prioritizing, and submitting municipal project applications to FDOT under the County Incentive Grant Program; and

WHEREAS, the City of Dania Beach seeks to apply for FDOT's 2026 County Incentive Grant Program via Broward County for the A1A (Dania Beach Boulevard) Eastbound Congestion Mitigation and U-Turn Capacity Improvements Project, which is intended to relieve recurring congestion, improve traffic operations, and enhance safety along a State Highway System corridor; and

WHEREAS, portions of State Road A1A / Dania Beach Boulevard within the project limits are located within the jurisdiction of the City of Hollywood, and successful implementation of the proposed improvements will require coordination and cooperation between the City of Dania Beach and the City of Hollywood; and

WHEREAS, award of a County Incentive Grant Program application does not guarantee funding availability, and execution of any grant agreement is subject to final programming by FDOT, acceptable terms and conditions, interjurisdictional coordination as applicable, and approval by the City Commission of the City of Dania Beach; and

WHEREAS, the City Commission of the City of Dania Beach desires to authorize the proper City officials to apply for the 2026 County Incentive Grant Program and, if awarded and subsequently approved by the City Commission, to accept the grant and enter into the appropriate agreement(s) with FDOT via Broward County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission of the City of Dania Beach hereby authorizes the proper City officials to apply for the 2026 County Incentive Grant Program from FDOT via Broward County, which application is attached as “Exhibit A” and made a part of and incorporated into this Resolution by this reference, and if awarded the grant, to enter into an Agreement between the City of Dania Beach and FDOT via Broward County for A1A (Dania Beach Boulevard) Eastbound Congestion Mitigation and U-Turn Project.

Section 3. That the City Manager and City Attorney are authorized to make minor revisions to the Agreement which are deemed necessary and proper and in the best interest of the City.

Section 4. That, if the grant is awarded, acceptance of the grant and execution of any related agreement(s) with FDOT via Broward County shall be subject to subsequent approval by the City Commission, final funding availability, interjurisdictional coordination as required, and acceptable grant terms and conditions.

Section 5. That, if the grant is awarded and accepted by the City Commission, the City anticipates an estimated local match obligation of approximately \$150,000, representing ineligible or non-participating project costs. The local match is anticipated to be funded from available legally eligible funding sources, as determined at the time of grant acceptance.

Section 6. That the City Clerk is hereby directed to transmit certified copies of this Resolution to Broward County, FDOT, the City of Hollywood as appropriate, and such other parties as may be required.

Section 7. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict

Section 8. That this Resolution shall be effective ten (10) days after passage.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____

FINAL VOTE ON ADOPTION: Unanimous ____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



2026 County Incentive Grant Program (CIGP)

The purpose of the program is to provide grants to counties to improve transportation facilities which are located on the State Highway System (SHS) or that relieves traffic congestion on the SHS.

Implementing Local Agency

Project Title: [Click here to enter text.](#)

Name of Applicant:
(If other than Sponsor) [Click here to enter text.](#)

Project Sponsor: [Click here to enter text.](#)

Contact Person: Last: [Click here to enter text.](#) First [Click here to enter text.](#) Title: [Click here to enter text.](#)
Email: [Click here to enter text.](#) Phone Number: [Click here to enter text.](#)

Sponsor Address: [Click here to enter text.](#)
Street Address Department
[Click here to enter text.](#) Enter here. [Click here to enter text.](#)
City State ZIP Code

County: [Click here to enter text.](#)

Eligibility Requirements

Only one of the next two options shall be selected.

- The project is on the State Highway System.
- The project is not on the State Highway System and provides congestion relief on the State Highway System.
 - An engineering report is attached (Attachment H). This report is required for this option. The report will detail how the project will alleviate the need for construction or improvements to the state highway system by reducing traffic congestion. It will also quantitatively estimate the improved through traffic capacity and/or increased level of service afforded the affected state highway.

2026 County Incentive Grant Program

The County Incentive Grant Program provides funding to counties to **improve transportation facilities located on the State Highway System or which relieves traffic congestion on the State Highway System**. To be eligible for consideration, the project must be consistent, to the maximum extent feasible, with the local metropolitan planning organization and local government comprehensive plans. The Counties and the Department process shall consider but are not limited to the following criteria for evaluation of projects for County Incentive Grant Program assistance. F.S. 339.2817.

Criteria:

- (1) Project must be consistent, to the maximum extent feasible, with local metropolitan planning organization plans and local government comprehensive plans
- (2) The extent to which the project will encourage, enhance, or create economic benefits
- (3) The likelihood that assistance would enable the project to proceed at an earlier date than the project could otherwise proceed
- (4) The extent to which assistance would foster innovative public-private partnerships and attract private debt or equity investment.
- (5) The extent to which the project uses technologies, including intelligent transportation systems, which enhance the efficiency of the project.
- (6) The extent to which the project helps to maintain or protect the environment
- (7) The extent to which the project includes transportation benefits for improving intermodalism and safety

Be consistent, to the maximum extent feasible, with both (required):

- Local Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP)
- Local government comprehensive plans

Note: Counties may submit projects that are not in the MPO's LRTP or local government comprehensive plan; however, if selected, the projects must be amended into these plans within six months.

(Please type your description here if the project is not in the LRTP and/or comp plan)

- The local agency is prepared to provide at least a 50% local agency funding match.

Project Information

Road Name: [Click here to enter text.](#) Local State

Project Limits: From [Click here to enter limits](#) To [Click here to enter limits](#)
(To be listed from South to North and/or West to East as applicable)

Road number: [Click here to enter limits](#)
(US, SR, CR, etc.)

- Provide a regional location map displaying the project location and depicting Begin/End limits for proposed project (Attachment A).
- A detailed scope of work is a requirement of the application. Complete Attachment B.
- A detailed typical section is a requirement of the application. Include existing ROW width and dimensions for all existing and proposed features. Include features that might represent potential conflict such as existing utility poles, lighting, exist. fence, etc. Complete Attachment C.

2026 County Incentive Grant Program

Right-of-Way Information:

Right-of-Way acquisition is NOT permitted on projects the Department is delivering on behalf of the local agency when CIGP funds are matched with local funds. Right-of-Way acquisition is permitted on Off-system projects in which the local agency is delivering the project.

Acquisition is defined as obtaining property not currently owned by the Local Agency through any means including; Deed, Easement, Dedication, Donation, etc. Please check appropriate Right-of-Way need:

- No Right-of-Way acquisition is proposed
- Right-of-Way acquisition is proposed (Off-system project being delivered by local agency only)
- Temporary construction easement will be required
- Some proposed construction activities may require an easement

(Please describe existing Right-of-Way ownerships here).

Describe the project's existing Right-of-Way ownerships. This description shall identify when the Right-of-Way was acquired and how ownership is documented. Provide applicable documentation: plats, deeds, prescriptions, certified surveys, or easements (Attachment D). Display the existing ownership with Right-of-Way maps to verify that all proposed work is within existing Right-of-Way currently owned by the Project Sponsor. Provide required right-of-way documentation.

- Right-of-Way maps are attached
- Plats, deeds, prescriptions, certified surveys, and/or easements are attached

For applications proposing work on DOT Right of Way, a letter of concurrence from the owning entity will be required (Attachment I). Coordination with FDOT must occur at a minimum 6 weeks prior to application submittal. Applications that do not provide a concurrence letter will not be evaluated for award. For applications proposing work outside of applicants right of way, a letter of support / approval from the owning entity will be required.

2026 County Incentive Grant Program

Project Implementation Information

(a) Describe the proposed method of performing (i.e., consultant contract or in-house) and administering (i.e., local agency or state) each work phase of the project.

- Design to be conducted by in-house staff
- Design to be conducted by FDOT pre-qualified consultant ⁽¹⁾ ⁽²⁾
- Design to be conducted by non-FDOT pre-qualified consultant ⁽²⁾
- CEI to be conducted by in-house staff
- CEI to be conducted by FDOT pre-qualified consultant ⁽¹⁾ ⁽²⁾
- CEI to be conducted by non-FDOT pre-qualified consultant ⁽²⁾

⁽¹⁾ FDOT pre-qualified consultants must be used on all design and CEI work for critical projects (a project is considered critical when it is on the State Highway System (SHS), features a major structure, and/or has a budget greater than \$10 million)

⁽²⁾ Design consultant and CEI consultant shall not be the same.

(b) Describe the source of matching funds per phase requested and any restrictions on availability. Each phase requested (i.e., design, right of way, construction, CEI) requires at least a 50% local agency match. Each phase requested shall be separated by at least 3 fiscal years (the Department's fiscal year (FY) runs from July to June).

Select	Phases Requested	FY Requested	FDOT Funds Requested	Local Agency Match Funds
<input type="checkbox"/>	Design	<i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>
<input type="checkbox"/>	Construction	<i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>
<input type="checkbox"/>	CEI	<i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>
<input type="checkbox"/>	<i>Other/Enter text</i>	<i>Click here to enter text</i>	\$ <i>Click here to enter text.</i>	\$ <i>Click here to enter text.</i>

(c) Briefly describe any public support of the proposed project. (Examples include written endorsement, formal declaration, resolution, public outreach presentations, Sign- in sheets, meeting minutes, flyers, social and/or newsletters)

Click here to enter text.

- Public Support Documentation is attached (Attachment E)

(d) Briefly describe the proposed maintenance responsibilities for the project when it is completed.

Click here to enter text.

2026 County Incentive Grant Program

- Resolution from the responsible governing board confirming commitment to fund the project's O&M is attached. (Attachment F)

Cost Estimate

- a) Provide detailed project cost estimate. Estimate shall be broken down to eligible and non-eligible project costs. **Estimates are to be prepared and signed by a Professional Engineer from the Local Agency's Engineering office.** Each phase requested (i.e., design, construction, right of way, CEI) requires a 50% local agency match.

Use the following links to access the basis of estimates manual as well as historical cost information for the project area:

[Basis of Estimates Manual](#)
[Historical Cost Information](#)

- A detailed cost estimate is required use attached Estimate.xlsx (Attachment G).

Certification of Project Sponsor

I hereby certify that the proposed project herein described is supported by _____ (Local Agency) and that said entity will:

- (1) Provide any required funding match
- (2) Enter into the appropriate agreement with the Florida Department of Transportation
- (3) Support other actions necessary to fully implement the proposed project.

I further certify that the estimated costs and/or failure to follow through on the project once programmed in the Florida Department of Transportation's Work program included herein are reasonable. I understand that significant increases in these costs could cause the project to be removed from the Work Program and/or significantly increase the local agency match required.

Signature

Name (type or print)

Title

Date

FOR COUNTY USE ONLY
County Priority (relative to all applications within county) _____

2026 County Incentive Grant Program

Submit with this application the following attachments

Attachment A:	Location Map <i>(Required)</i>
Attachment B:	Project Scope <i>(Required)</i>
Attachment C:	Typical Section <i>(Required)</i>
Attachment D:	Project's existing Right-of-Way ownerships documentation: Right-of-Way maps, plats, deeds, prescriptions, certified surveys, and easements <i>(Required)</i>
Attachment E:	Public involvement / outreach documents <i>(Required)</i>
Attachment F:	Local government Resolution of Support for the project <i>(Required)</i>
Attachment G:	Engineer Cost Estimate Form <i>(Required)</i>
Attachment H:	Engineers Report <i>(If Applicable)</i>
Attachment I:	DOT Right of Way letter of concurrence from the owning entity <i>(If Applicable)</i>
Attachment Misc.	

Contact Local Programs Office

District 4
Helen James
Helen.James@dot.state.fl.us
Office (954) 777-4585

Mya Williams-Gray
Mya.Williams@dot.state.fl.us
Office (954) 777-4608



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, P.E., Public Services Deputy Director/City Engineer

SUBJECT: AUTHORIZATION TO APPLY AND ACCEPT UNITED STATES DEPARTMENT OF TRANSPORTATION 2026 BETTER UTILIZING INVESTMENT TO LEVERAGE DEVELOPMENT GRANT

Request:

The Public Services Department (PSD) requests City Commission approval to submit up to three applications to the U.S. Department of Transportation (USDOT) under the FY 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program for multimodal roadway rehabilitation projects. Additionally, PSD requests authorization for the City Manager, or designee, to execute all grant agreements and related documents if one or more applications are selected for funding.

Background:

The BUILD Grant Program is a nationally competitive USDOT discretionary program authorized under the Infrastructure Investment and Jobs Act (IIJA) to fund surface transportation infrastructure projects with significant local or regional impact. Eligible applicants include units of local government, and eligible capital project costs include preliminary engineering, final design, environmental review, construction, construction engineering and inspection (CEI), bidding and procurement support, project administration, and contingency.

The City intends to advance multiple City-owned roadway corridors as potential BUILD capital projects. Each project would involve full roadway rehabilitation and reconstruction activities anticipated to exceed the minimum \$5 million funding threshold. Proposed improvements may include pavement rehabilitation, safety and operational enhancements, accessibility upgrades, lighting, streetscaping, and other supporting infrastructure elements.

Under the FY 2026 BUILD Notice of Funding Opportunity, eligible applicants may submit up to three applications per funding cycle, provided each project has independent utility. For urban capital projects, the minimum BUILD funding request is \$5 million per application, with a maximum award of \$25 million. Applications are due to USDOT by February 24, 2026, and award announcements are anticipated no later than June 28, 2026.

Interjurisdictional Coordination

In addition to City-led projects, the City is evaluating opportunities to coordinate with neighboring jurisdictions on additional roadway improvements that provide broader mobility and safety benefits. Any such projects would be pursued only with the concurrence of the owning jurisdiction or led independently by that jurisdiction if preferred. The City anticipates submitting no more than three BUILD grant applications, consisting of a combination of City-led projects and coordinated intergovernmental efforts, as feasible.

Budgetary Impact

For projects located in urban areas, the BUILD Grant Program generally allows a maximum federal participation of up to 80 percent, requiring a minimum 20 percent non-federal match. However, projects located within Areas of Persistent Poverty or Historically Disadvantaged Communities, as designated by USDOT, may be eligible for up to 100 percent federal funding, subject to confirmation during the application process.

Eligible BUILD funds may be used for preliminary engineering, final design, environmental review, construction, construction engineering and inspection (CEI), bidding and procurement support, project administration, and contingency. Any required non-federal match may be funded through a combination of eligible local, county, or state transportation funding sources, including the Broward County Transportation Surtax, subject to program eligibility requirements, County approvals, and applicable interlocal agreements. The use of Transportation Surtax funds as local match would be coordinated with Broward County and the Broward Metropolitan Planning Organization, as required.

Any required local or non-federal funding commitments will be identified and presented to the City Commission for approval if one or more projects are selected for award. Costs incurred prior to execution of a USDOT grant agreement would be at the City's sole risk and are not eligible for reimbursement.

If awarded, BUILD grant agreements must be executed by September 30, 2030, and all eligible project costs must be incurred and reimbursed by September 30, 2035, providing sufficient time for design, permitting, construction, and closeout.

Recommendation

The proposed projects advance the BUILD program's statutory goals by improving safety, addressing state of good repair, enhancing mobility and community connectivity, improving quality of life through streetscape and accessibility enhancements, and supporting regional economic competitiveness through coordinated infrastructure investment.

PSD recommends authorizing submission of up to three FY 2026 BUILD grant applications and authorizing the City Manager, or designee, to execute grant agreements and all related documents if awarded.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SUBMISSION OF UP TO THREE APPLICATIONS TO THE U.S. DEPARTMENT OF TRANSPORTATION FOR FY 2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANTS FOR MULTIMODAL ROADWAY REHABILITATION PROJECTS; AUTHORIZING COORDINATION WITH PARTNER JURISDICTIONS FOR REGIONAL PROJECTS; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE APPLICATIONS AND RELATED DOCUMENTS; PROVIDING FOR ACCEPTANCE OR DECLINATION OF AWARDS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the U.S. Department of Transportation administers the Better Utilizing Investments to Leverage Development (BUILD) Grant Program to fund surface transportation infrastructure projects with significant local and regional impact; and

WHEREAS, the City of Dania Beach is an eligible applicant under the FY 2026 BUILD Grant Program and is authorized to submit up to three grant applications per funding cycle for capital transportation projects with independent utility; and

WHEREAS, the City intends to pursue FY 2026 BUILD funding for up to three multimodal roadway rehabilitation projects within the City that focus on roadway reconstruction, safety enhancements ,and infrastructure upgrades; and

WHEREAS, the City is also evaluating opportunities to coordinate with neighboring jurisdictions on regionally significant roadway improvements, including potential projects located within the City of Hollywood and Broward County, which would be pursued only in coordination with and subject to concurrence from the owning jurisdiction, unless such jurisdiction elects to apply independently as the lead applicant; and

WHEREAS, the FY 2026 BUILD Grant Program requires a minimum federal funding request of \$5 million for urban capital projects and generally limits federal participation to up to 80 percent of total eligible project costs, unless a project qualifies for up to 100 percent federal funding based on designation as an Area of Persistent Poverty or Historically Disadvantaged Community; and

WHEREAS, eligible BUILD grant funds may be used for preliminary engineering, final design, environmental review, construction, construction engineering and inspection (CEI), bidding and procurement support, project administration, contingency, and other eligible project costs; and

WHEREAS, selection of a project for BUILD funding does not obligate the City to accept an award, and the City retains the discretion to decline any award if funding, timing, or other considerations are not in the City’s best interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission hereby authorizes the submission of up to three FY 2026 BUILD Grant applications to the U.S. Department of Transportation for multimodal roadway rehabilitation projects, including City-led projects and, where feasible, coordinated applications developed in partnership with neighboring jurisdictions.

Section 3. That the City Manager, or designee, is authorized to prepare, execute, and submit all BUILD grant applications, certifications, assurances, and supporting documentation required by USDOT.

Section 4. That this Resolution shall become effective ten (10) days after adoption.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

ELORA RIERA
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Parks & Recreation Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Cassi Waren, CPRP, Director of Parks and Recreation

SUBJECT: Authorizing a second amendment to the license agreement with Rita Crockett Beach Sports Academy (RCBSA) to authorize city responsibility for damages caused during public use hours and allowing reimbursement of RCBSA's eligible operating costs subject to the funding cap.

Request:

The Parks and Recreation Department is requesting authorization for a second amendment to the license agreement with Rita Crockett Beach Sports Academy (RCBSA) agreement awarded via Reso No. 2025-021, to authorize city responsibility for damages caused during public use hours and allow reimbursement of RCBSA's eligible operating cost subject to the funding cap.

Background:

The City of Dania Beach approved Resolution Number 2025-021 on February 11, 2025, authorizing a license agreement with Rita Crockett Beach Sports Academy (RCBSA) for the construction of "the PIT" located at Frost Park, 300 NE 2nd St.

The PIT is a Beach Sports Complex that consists of 8 sand volleyball courts that offer a variety of lifestyle beach sports ranging from beach volleyball, footvolley, beach tennis, beach flag football and more. Per the agreement, the area identified for the PIT identified a space of 205' x 170' in size.

Upon meeting with RCBSA on November 17, we discussed and agreed on terms which would allow more operational hours for public use and reimbursement for eligible operating costs.

Budgetary Impact

There is no fiscal impact.

Recommendation

It is recommended that the City Commission adopt the resolution authorizing the second amendment to the license agreement with Rita Crockett Beach Sports Academy (RCBSA) to allow responsibility for damages caused during public hours and reimbursement of the eligible operating cost, subject to the funding cap.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE SECOND AMENDMENT TO THE LICENSE AGREEMENT WITH RITA CROCKETT BEACH SPORTS ACADEMY (RCBSA) TO (1) AUTHORIZE CITY RESPONSIBILITY FOR DAMAGES CAUSED DURING PUBLIC USE HOURS, AND (2) ALLOW REIMBURSEMENT OF RCBSA'S ELIGIBLE OPERATING COSTS SUBJECT TO THE FUNDING CAP; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 11, 2025, the City of Dania Beach approved Resolution No. 2025-021, authorizing a License Agreement with Rita Crockett Beach Sports Academy ("RCBSA"); and

WHEREAS, the License Agreement was subsequently amended by the First Amendment, which modified the physical boundaries of the area known as "the Pit" located at Frost Park; and

WHEREAS, the City and RCBSA now desire to enter into a Second Amendment to the License Agreement to further clarify operational obligations and financial responsibilities; and

WHEREAS, the Second Amendment adds Section 7.17, which provides that the City shall assume financial responsibility for repair or replacement of RCBSA-owned equipment damaged by members of the general public during designated public "free play" hours; and

WHEREAS, the Second Amendment also adds Section 7.18, authorizing the City to reimburse RCBSA for eligible operating costs associated with the use and operation of the Licensed Area, subject to documentation, City review, and the existing \$250,000 reimbursement cap; and

WHEREAS, the City Commission finds that approving the Second Amendment is in the best interests of the City, promotes continued recreational programming at Frost Park, and clarifies administrative obligations between the parties;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing "Whereas" clauses are ratified and confirmed and are incorporated herein by this reference as the legislative findings of the City Commission.

Section 2. That the City Commission hereby approves and authorizes the appropriate City officials to execute the Second Amendment to the License Agreement with Rita Crockett Beach Sports Academy (RCBSA), attached hereto and incorporated by reference as Exhibit "A."

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. That this Resolution shall be effective ten (10) days after passage.

PASSED AND ADOPTED on _____, 2026.

Motion by _____ second by _____

FINAL VOTE ON ADOPTION: Unanimous ___

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

**SECOND AMENDMENT TO THE LICENSE AGREEMENT
BETWEEN
THE CITY OF DANIA BEACH, FLORIDA
AND
RITA CROCKETT BEACH SPORTS ACADEMY**

This Second Amendment (“Second Amendment”) amends and modifies that certain License Agreement dated June 12, 2025, between the City of Dania Beach, Florida (the “City”), and RITA CROCKETT BEACH SPORTS ACADEMY, a Florida not-for-profit corporation (“RCBSA”), as previously amended by the First Amendment (collectively, the “Agreement”).

The parties agree as follows:

1. Addition of New Section – City Responsibility for Damage During Public Use Hours

A new **Section 7.17** is hereby added to Article 7 of the Agreement to read as follows:

“Section 7.17. Damage Caused by Public During Public Use Hours.

The City shall assume financial responsibility for the repair or replacement of RCBSA-owned equipment located within the Licensed Area when such equipment is damaged by members of the general public during the hours in which the Licensed Area is made available for public “free play” in accordance with Section 1.07 of this Agreement.

This responsibility applies only to damage caused by individuals who are not participating in RCBSA programs, activities, tournaments, lessons, rentals, or other Licensee-scheduled uses, and only during the times the City has designated the Licensed Area as open for public use.

RCBSA shall notify the City in writing within three (3) business days of discovering such damage, including reasonable documentation such as photographs and a brief incident report. The City shall review the documentation and reimburse RCBSA for verified repair or replacement costs within thirty (30) days of receiving acceptable proof.

Nothing in this Section alters or limits (i) RCBSA’s responsibility for damage occurring during Licensee’s exclusive use or during RCBSA-scheduled activities, or (ii) the City’s governmental immunities under Section 768.28, Florida Statutes.”

2. Addition of New Section – Reimbursement of Eligible Operating Costs

A new **Section 7.18** is hereby added to Article 7 of the Agreement to read as follows:

“Section 7.18. Reimbursement of Eligible Operating Costs.

In addition to reimbursements authorized elsewhere in the Agreement, the City shall reimburse RCBSA for eligible operating costs associated with the operation, oversight, and delivery of services within the Licensed Area, subject to the following conditions:

1. **Eligible Costs.** Eligible operating costs include personnel expenses, routine facility-related expenditures, equipment upkeep not covered by Section 7.17, program support, and other similar operational expenses reasonably incurred by RCBSA.
2. **Documentation.** RCBSA shall submit reasonable documentation for all operating costs sought to be reimbursed, including receipts, invoices, payroll reports, statements, or comparable records.
3. **City Review.** All reimbursement requests shall be subject to review and approval by the City Manager or designee to verify eligibility, completeness, and compliance with this Agreement.
4. **Funding Cap.** Total reimbursement under this Section 7.18, together with any other reimbursements authorized under the Agreement, shall not exceed the Two Hundred Fifty Thousand Dollar (\$250,000) cap established under the Agreement..
5. **No Waiver of Immunity.** Nothing in this Section shall be construed as a waiver of the City’s sovereign immunity or limitations on liability as set forth in Section 768.28, Florida Statutes.”

3. No Other Modifications; Continuation of Agreement

Except as expressly amended herein, all terms, conditions, obligations, and provisions of the Agreement, as amended by the First Amendment, shall remain unchanged and in full force and effect.

4. Effective Date

This Second Amendment shall become effective upon full execution and approval by the City Commission.

SIGNATURES ON THE FOLLOWING PAGES

IN WITNESS OF THE FOREGOING, the parties have set their hand and seal the day and year first written above.

**CITY OF DANIA BEACH, FLORIDA,
a Florida municipal corporation**

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO LEGAL FORM
AND CORRECTNESS

EVE A. BOUTSIS, CITY ATTORNEY

ANA M. GARCIA, ICMA-CM
CITY MANAGER

**Rita Crocket Beach Sports Academy
a Florida nonprofit corporation**

WITNESSES:

SIGNATURE

PRINT Name

SIGNATURE

PRINT Name

SIGNATURE

Rita Crockett

PRINT Name

President

Title

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on _____, 2026, by Rita Crockett, President of Rita Crockett Beach Sports Academy, a Florida non-profit corporation, who is personally known to me or has produced _____ as identification.

My Commission Expires:

NOTARY PUBLIC
State of Florida

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING A DECORUM POLICY FOR MEETINGS OF CITY BOARDS AND ADVISORY COMMITTEES; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTATION AND DISTRIBUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Dania Beach wishes to create and adopt a Decorum Policy applicable to meetings of City boards and advisory committees to ensure orderly, respectful, and efficient conduct of public meetings; and

WHEREAS, such policy establishes a uniform standard of conduct for board members, City staff, and members of the public who participate in or attend meetings of City boards and advisory committees; and

WHEREAS, the City Commission finds that the adoption of a formal decorum policy will promote civility, transparency, and the efficient transaction of public business in compliance with the Florida Sunshine Law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing recitals are true and correct and are hereby ratified, confirmed, and incorporated herein by reference.

Section 2. That the City Commission hereby adopts the *Decorum Policy for Meetings of City Boards and Advisory Committees of the City of Dania Beach, Florida*, attached hereto as **Exhibit “A”**, which is incorporated herein by reference.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That the City Manager, or designee, is authorized and directed to implement and distribute the Decorum Policy to all appointed board and advisory committee members and to ensure reasonable public availability of the policy.

Section 5. That this Resolution shall become effective ten (10) days after its passage and adoption.

PASSED and ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

DECORUM POLICY FOR MEETINGS OF CITY BOARDS AND ADVISORY COMMITTEES OF THE CITY OF DANIA BEACH, FLORIDA

Purpose

The purpose of this policy is to ensure that meetings of City boards, committees, and advisory bodies are conducted in an orderly, respectful, and efficient manner that allows members, staff, and the public to engage constructively.

This policy applies to all appointed boards, advisory committees, task forces, and other public bodies established by the City Commission and governed by the Florida Sunshine Law.

Public Participation and Recognition

1. Individuals who wish to address a board or committee must register with the City staff liaison before the meeting begins.
2. Public comment is permitted only at times designated on the agenda or when recognized by the Chairperson.
3. All speakers must approach the podium when recognized, identify themselves for the record, and direct all remarks to the board or committee as a whole — not to individual members, City staff, or other attendees.
4. Only one person may speak at a time.

Order and Conduct

- All participants — board members, staff, and members of the public — must maintain civility and respect at all times.
- No individual shall make profane, slanderous, threatening, or unduly repetitive remarks, nor engage in conduct that disrupts or impedes the orderly conduct of the meeting.
- Clapping, shouting, heckling, or other verbal outbursts in support of or opposition to a speaker are prohibited.
- No signs, banners, or placards are permitted in the meeting room.
- All electronic devices must be silenced. Persons exiting the meeting room shall do so quietly.

Authority to Preserve Order

1. The Chairperson of each board or committee serves as the presiding officer and is responsible for maintaining order and enforcing decorum.
2. A Sergeant-at-Arms (typically a City police officer, security officer, or other person designated by the City Manager) shall be available or on call to attend meetings as needed.
3. The Sergeant-at-Arms, under the direction of the Chairperson or staff liaison, shall have full authority to enforce the rules of decorum and, if necessary, remove any individual whose conduct disrupts the meeting after a warning.

Procedure for Disruptive Conduct

1. **Initial Warning:**

The Chairperson shall issue a verbal warning to any individual whose conduct disrupts the meeting, advising that continued disruption will result in removal.

2. **Direction to Leave:**

If the behavior continues, the Chairperson may direct the individual to leave the meeting room immediately.

3. **Removal:**

Upon instruction of the Chairperson, the Sergeant-at-Arms or designated law enforcement/security officer shall escort the disruptive individual from the premises.

4. **Prohibited Reentry:**

Any person removed for disruptive conduct shall not be permitted to return during the same meeting without permission from the Chairperson.

5. **Recess:**

The Chairperson may temporarily recess the meeting to restore order if necessary.

Responsibilities of Board Members

- Members of City boards and committees shall adhere to the same standards of respect and professionalism required of the public.
- Members shall not engage in personal attacks, interrupt speakers or other members, or otherwise behave in a manner that undermines orderly deliberation.
- The Chairperson is authorized to call any member to order who violates these standards.

Enforcement and Applicability

- The Chairperson's rulings on decorum and procedure are final unless overruled by a majority vote of the board or committee members present.
- This policy shall be read in conjunction with the City's adopted rules of procedure and Robert's Rules of Order (as applicable).
- The City staff liaison shall ensure a copy of this policy is provided to all board and committee members and posted in the meeting room.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, URGING THE FLORIDA LEGISLATURE TO REJECT HOUSE BILL 299/SENATE BILL 354, RELATING TO “BLUE RIBBON PROJECTS” THAT WOULD REQUIRE ADMINISTRATIVE APPROVAL BY LOCAL GOVERNMENT OF MASSIVE DEVELOPMENT OF 10,000 ACRES OR MORE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, House Bill 299/ Senate Bill 354, known as the “Blue Ribbon Projects” bills, would require administrative approval of massive developments of 10,000 acres or more.; and

WHEREAS, 10,000 acres is at least 15 square miles of land—and the bill sets no upper limit on the size of these projects; and

WHEREAS, the bill creates a framework for a new type of planned community referred to as a “blue ribbon project” (BRP) that according to the Legislature, is intended to balance environmental stewardship with the need for development to provide for future growth; and

WHEREAS, the local government’s review of the application is limited to determining whether the proposed BRP meets the bill’s requirements and if the BRP meets its requirements, the applicable local government must approve the project administratively without further action by the local government or any quasi-judicial or administrative reviewing body, all to be accomplished within 60 days of receipt; and

WHEREAS, the bill authorizes applicants to hire private companies to conduct plan reviews and building inspections; and

WHEREAS, if a BRP is approved, the bill requires the applicant to publish notice of the approval in a newspaper of general circulation in the area in which the land is located within 14 days after the approval is issued; and

WHEREAS, the applicant must also record the blue ribbon plan in the public records of the county in which the project is located.

WHEREAS, the bill: establishes requirements for a proposed development to qualify as a BRP, provides criteria for the types of development must be contained within each BRP, and requires each BRP to be developed in accordance with a blue ribbon plan that adopts a longer planning period than local government comprehensive plans; and

WHEREAS, BRPs may be located in any future land use designation and zoning designation without the need for a comprehensive plan amendment or rezoning. The bill provides an appeal procedure for applicants who are denied approval for a BRP or for persons whose substantial interests are impacted by the approval of a BRP; and

WHEREAS, under the proposal, developers would be required to set aside 60% of the land as “reserve” and incorporate elements of walkability and compact design; and

WHEREAS, the bill strips away the planning framework needed to evaluate whether these projects are appropriate, feasible, or compatible with surrounding areas; and

WHEREAS, local governments would have just 60 days to determine whether a proposed project meets the bill’s vague criteria, and if the local governments cannot complete their review in time, the project is automatically approved and granted 50 years of vested development rights, even if no construction ever begins and may be extended for an additional 25 years; and

WHEREAS, the bill requires the residential portions of the development area to be varied in the types of housing available, with a mix of single-family and multi-family units provided in both attached and detached forms.

WHEREAS, density in the residential portions of the BRP is limited to 12 units per gross acre, as measured in combination throughout all phases of the project, and at least 20 percent of the residential units within each phase of the project must be a combination of affordable housing for persons at or below 80 percent of area median income, “missing middle housing,” and housing that is affordable for persons eligible for the Florida Hometown Hero Program; and

WHEREAS, the bill requires at least 10 percent of the development area to be allocated for non-residential land uses; and

WHEREAS, in addition, per the Legislature, a portion of the area must be intended for uses that provide economic development and create high-wage jobs, which must be located in a part of the BRP that is accessible by an interstate interchange, a state road, a rail line, an airport, or other transportation facility, and the non-residential portions of the development area are subject to a maximum intensity of 85 percent impervious surface ratio per gross acre, as measured in combination throughout all phases of the project; and

WHEREAS, the bill encourages local governments to enter into public-private partnerships to provide public facilities, including partnerships for water storage and other water quality and capacity improvements that operate in the same manner as public-private partnerships for water improvements on private agricultural lands; and

WHEREAS, if a project under a blue ribbon plan contributes land, funds, or otherwise causes the construction of public facilities necessary for achieving concurrency, the project must receive dollar-for-dollar credits against impact, mobility, proportionate share, or other fee credits from the local government for such facility improvements as required under the concurrency statute; and

WHEREAS, the bill provides that any easement granted to the Department of Agriculture and Consumer Services for the Rural and Family Lands Protection Program, or any other easement or property granted to any other state agency, a water management district, or a local government, must be granted without charge; and

WHEREAS, if a local government denies an application for a BRP, the applicant may appeal the decision by filing a written petition with the Department of Commerce pursuant to certain provisions of the Administrative Procedure Act, 4 within 21 days after receipt of the denial; and

WHEREAS, additionally, any person whose substantial interests are or may be affected by a local government's approval of a BRP may file a written petition with the Department challenging the approval within 21 days of the publication of public notice of the BRP's approval; and

WHEREAS, the petition must clearly state the reasons for the petition and describe how the project will adversely affect the person more substantially than the general population of the geographical area in which the project is located; and

WHEREAS, the petitioner must provide a copy of the petition to the local government and if it is timely filed, the applicant may intervene as a party to the hearing; and

WHEREAS, upon receipt of an appeal or petition, the Department must hold a hearing in accordance with Ch. 120, F.S., and determine whether the BRP meets all requirements and issue a final order granting or denying the application; and

WHEREAS, the bill authorizes a prevailing party in proceedings brought by a person whose substantial interests are or may be affected by the local government's approval of a BRP to be awarded reasonable attorney fees if the non-prevailing party has been determined by the administrative law judge to have participated in the proceeding for an improper purpose.

WHEREAS, if enacted it would become effective July 1, 2025; and

WHEREAS, with the possible loss of property tax revenue, and the short turn around to have local government staff review projects that are over 15 square miles in size, which is the size of a Development of Regional Impact (DRI), and the burden on local resources is overwhelming and would not allow the public to provide input into the process during a quasi-judicial public hearing; and

WHEREAS, according to the Legislative analysis the bill may have an indeterminate fiscal impact on the state and local governments to the extent the development of BRPs require additional local government services.

WHEREAS, the Florida League of Cities urges cities to contact their legislatures to reject the bills; and

WHEREAS, the City of Dania Beach (“City”) **does not support** House Bill 299/Senate Bill 354.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City urges the Florida Legislature to reject (VOTE NO) on House Bill 299/Senate Bill 354.

Section 3. That the City Clerk is requested to send a copy of this Resolution to the Florida Legislature, the Office of Governor Ron DeSantis, the Broward League of Cities, the Florida League of Cities, to the other Cities of Broward County, the Broward County Board of County Commissioners and any other interested parties.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, P.E., Public Services Deputy Director/City Engineer

**SUBJECT: AUTHORIZATION TO AWARD RFQ NO. 25-028 ARCHITECTURE,
LANDSCAPE ARCHITECTURE, AND ENGINEERING CONSULTING
SERVICES (CCNA)**

Request:

City Administration requests adoption of a resolution authorizing the City Manager, or designee, to execute continuing services agreements with qualified firms for architecture, landscape architecture, and engineering consulting services pursuant to Request for Qualifications (RFQ) No. 25-028, in accordance with the Consultants' Competitive Negotiation Act (CCNA), Section 287.055, Florida Statutes.

Background:

The City of Dania Beach requires ongoing access to qualified professional consultants to support a wide range of planning, design, permitting, and construction-related activities across multiple departments, including Public Services, Parks and Recreation, and Community Development. These professional services are procured in accordance with the CCNA, which establishes a qualifications-based selection process for architectural, engineering, and related professional services.

On October 14, 2025, the City issued RFQ No. 25-028 Architecture, Landscape Architecture, and Engineering Consulting Services to prequalify professional consulting firms to provide services on an on-going, as-needed basis. The solicitation was advertised through the City's procurement portal, and responses were received by the November 7, 2025 deadline.

An evaluation committee consisting of representatives from Public Services, Finance, Community Development, and Parks and Recreation. City Administration reviewed all responsive submittals in accordance with the criteria established in the RFQ. Firms were evaluated based on firm qualifications, experience of assigned staff, approach and delivery of services, and applicable minority or woman-owned business enterprise certification.

Based on the evaluation process, the committee recommended award of continuing services contracts to multiple qualified firms within the following professional service categories:

- Civil Engineering
- Architectural and Building Services
- Utilities Engineering
- Transportation Planning and Engineering
- Geotechnical Engineering
- Environmental Engineering
- Landscape Architecture
- General Consulting Engineering

The recommended firms by category are listed in Exhibit “A” to the accompanying resolution.

The resulting agreements will be continuing services contracts with a term of five (5) years, expiring December 31, 2030. These agreements do not guarantee any minimum amount of work and will be utilized only as needed, with specific scopes and compensation authorized separately in accordance with City purchasing policies and procedures.

Budgetary Impact

There is no immediate fiscal impact associated with approval of this item. Funding for professional services will be appropriated on a project-by-project basis through the adopted budget or subsequent City Commission or City Manager approvals, as applicable.

Recommendation

City Administration recommends adoption of the resolution authorizing the City Manager, or designee, to execute continuing services agreements under RFQ No. 25-028 with the qualified firms listed in Exhibit “A” for architecture, landscape architecture, and engineering consulting services, in accordance with the Consultants’ Competitive Negotiation Act.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO APPROVE A LIST OF QUALIFIED FIRMS FOR ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND ENGINEERING CONSULTING SERVICES PURSUANT TO REQUEST FOR QUALIFICATIONS NO. 25-028 AND THE CONSULTANTS' COMPETITIVE NEGOTIATION ACT (CCNA); AND AUTHORIZING NEGOTIATION OF MASTER CONSULTING SERVICE AGREEMENTS WITH EACH; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Charter of the City of Dania Beach, Part III, Article 3, Section 4, Subsection G), authorizes the City Manager to purchase supplies, services, equipment, and materials for the City government in amounts in excess of the established monetary threshold without competitive bidding and without advertisement for bids if authorized to do so in advance by a resolution adopted by the City Commission; and

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article I, Section 2-10, entitled "Monetary thresholds for certain purchases and payment disbursement authorizations," establishes the applicable monetary thresholds and limitations for the procurement of services; and

WHEREAS, Section 287.055, Florida Statutes, commonly known as the Consultants' Competitive Negotiation Act (CCNA), establishes the process for the selection and contracting of professional architectural, engineering, landscape architectural, and related consulting services; and

WHEREAS, the City of Dania Beach issued Request for Qualifications (RFQ) No. 25-028 Architecture, Landscape Architecture, and Engineering Consulting Services to prequalify professional consulting firms for use on an as-needed basis for various City projects and assignments; and

WHEREAS, responses to RFQ No. 25-028 were evaluated by a City selection committee in accordance with the criteria set forth in the solicitation, and qualified firms were identified within multiple professional service categories; and

WHEREAS, the City Commission desires to authorize the execution of continuing services agreements with the qualified firms listed in Exhibit "A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission hereby authorizes the creation of a list of qualified firms for architecture, landscape architecture and engineering consulting services in accordance with Section 287.055, Florida Statutes and to negotiate final master agreements with each for authorization by the City Commission.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall become effective ten (10) days after adoption.

PASSED AND ADOPTED on, _____ 2026.

Motion by _____, second by _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



NOTICE OF INTENT TO AWARD

**REQUEST FOR QUALIFICATIONS (“RFQ”)
FOR
ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND ENGINEERING CONSULTING SERVICES
City RFQ No. 25-028**

The City of Dania Beach has completed its review of responses received, and the recommendation of the award is to the following Proposers in each identified category:

CIVIL ENGINEERING
Calvin, Giordano & Associates, Inc. Chen Moore and Associates, Inc. CSA Central, Inc. Arcadis US, Inc. The Corradino Group, Inc. WGI, Inc. EAC Consulting Inc Kimley-Horn and Associates, Inc. WSP USA Inc. CPH Consulting, LLC Caulfield & Wheeler, Inc. R.J. Behar & Company, Inc. Langan CA, Inc. KEITH Tectonic Group International, LLC Conemco Engineering, Inc. Crain Atlantis, Inc. Public Utility Management & Planning Services Inc.

Architectural and Building Services

CSA Central, Inc.
WGI, Inc.
WSP USA Inc.
Walters Zackria Associates, PLLC
CPH Consulting, LLC
Carnahan Proctor and Cross, Inc.
R.E. Chisholm Architects, Inc.
Justin Architects, P.A.
Conemco Engineering, Inc.
Jorge A Gutierrez Architect LLC
Kaller Architecture
The Tamara Peacock Company, Architects of Florida Inc.
CPZ Architects, Inc.
Crain Atlantis, Inc.
Eastern Engineering Group
Biller Reinhart Engineering Group, Inc
M.C. Harry & Associates Inc.
Indigo Architecture Consulting Inc.

Utilities Engineering

Calvin, Giordano & Associates, Inc.
Arcadis US, Inc.
WSP USA Inc.
CPH Consulting, LLC
Caulfield & Wheeler, Inc.
KEITH
Crain Atlantis, Inc.
Public Utility Management & Planning Services Inc.

Transportation Planning and Engineering

Calvin, Giordano & Associates, Inc.
Chen Moore and Associates, Inc.
Metric Engineering, Inc.
Mead & Hunt, Inc.
The Corradino Group, Inc.
WGI, Inc.
WSP USA Inc.
R.J. Behar & Company, Inc.
Langan CA, Inc.
The Tamara Peacock Company, Architects of Florida Inc.

Geotechnical Engineering

PROFESSIONAL SERVICE INDUSTRIES, INC.
NOVA Engineering and Environmental
WSP USA Inc.
Langan CA, Inc.
Tierra South Florida, Inc. dba TSFGEO
Tectonic Group International, LLC

Environmental Engineering

Chen Moore and Associates, Inc.
Metric Engineering, Inc.
WGI, Inc.
PROFESSIONAL SERVICE INDUSTRIES, INC.
Kimley-Horn and Associates, Inc.
NOVA Engineering and Environmental
WSP USA Inc.
Langan CA, Inc.
Tectonic Group International, LLC
Crain Atlantis, Inc.

Landscape Architecture

Calvin, Giordano & Associates, Inc.
Chen Moore and Associates, Inc.
WGI, Inc.
Bermello Ajamil & Partners, LLC
WSP USA Inc.
CPH Consulting, LLC
Caulfield & Wheeler, Inc.
Carnahan Proctor and Cross, Inc.
Justin Architects, P.A.
KEITH
Jorge A Gutierrez Architect LLC
Cotleur & Hearing Landscape Architecture. LLC
Eastern Engineering Group
Indigo Architecture Consulting Inc.
JSA Group Inc.

General Consulting Engineering

Calvin, Giordano & Associates, Inc.
Chen Moore and Associates, Inc.
Arcadis US, Inc.
WGI, Inc.
KCI Technologies, Inc.
EAC Consulting Inc
Kimley-Horn and Associates, Inc.
WSP USA Inc.
CPH Consulting, LLC
Caulfield & Wheeler, Inc.
Carnahan Proctor and Cross, Inc.
Justin Architects, P.A.
KEITH
Conemco Engineering, Inc.
Jorge A Gutierrez Architect LLC
Indigo Architecture Consulting Inc.
Public Utility Management & Planning Services Inc.
JSA Group Inc.



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, Deputy Public Services Director / City Engineer

SUBJECT: AUTHORIZATION TO AWARD ITB NO. 25-017 “LIFT STATION #11 REHABILITATION” TO SOUTHERN UNDERGROUND INDUSTRIES, INC.

Request:

The Public Services Department (PSD) is requesting the City Commission’s approval to award Bid (“ITB”) No. 25-017, “*Lift Station 11 Rehabilitation*”, to Southern Underground Industries, Inc. (SUI) as the most responsive and qualified bidder.

Background:

The City of Dania Beach advertised ITB No. 25-017 on June 12, 2025, for the rehabilitation of Lift Station No. 11, located at 1900 NE 7th Avenue, Dania Beach. The project includes demolition of the existing submersible lift station and installation of a new lift station with updated controls, an emergency backup generator, and full site restoration.

Bids were opened on August 7, 2025, and reviewed by the City’s consultant, **Kimley-Horn and Associates, Inc.**, who issued a formal recommendation of award dated **August 20, 2025**.

Four (4) firms submitted proposals as follows:

Respondent	Total Bid Amount
Hinterland Group, Inc.	\$2,492,250.00
Southern Underground Industries, Inc.	\$2,975,200.00
TLC Diversified, Inc.	\$3,683,000.00
David Mancini & Sons, Inc.	\$3,804,774.00

Following reference checks, Kimley-Horn determined that Hinterland Group, Inc. had multiple record issues related to schedule and change-order management and therefore recommended Southern Underground Industries, Inc. as the most responsive and qualified bidder.

Budgetary Impact

The base bid submitted by Southern Underground Industries, Inc. is \$2,975,200.00. Including a ten percent (10%) contingency of \$297,520.00, the total project cost is \$3,272,720.00.

The current available project budget is \$3,025,000.00, which is insufficient to fully fund the project and the required contingency. Staff recommends transferring \$247,720.00 from Account No. 402-35-02-535-99-10 – Other Uses Contingency to the Sewer Account No. 402-35-31-535-63-10 to fully fund the construction cost and contingency.

The project also includes grant funding from FDEP in the amount of \$275,000.00 from grant agreement L0024.

Recommendation

The Public Services Department recommends that the City Commission authorize award of ITB No. 25-017 “Lift Station 11 Rehabilitation” to Southern Underground Industries, Inc., in an amount not to exceed \$3,272,720.00.

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF INVITATION TO BID (“ITB”) NO. 25-017, ENTITLED “LIFT STATION 11 REHABILITATION PROJECT,” TO SOUTHERN UNDERGROUND INDUSTRIES, INC., IN AN AMOUNT NOT TO EXCEED THREE MILLION TWO HUNDRED SEVENTY-TWO THOUSAND SEVEN HUNDRED TWENTY DOLLARS (\$3,272,720.00); AND TO EXCEED THE CITY’S ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the Dania Beach Code of Ordinances, Chapter 2, Article 1, Section 2-10, “Monetary thresholds for certain purchases and payment disbursement authorizations”, Subsection (a), sets the monetary threshold at Fifty Thousand Dollars (\$50,000.00) for a vendor each fiscal year; and

WHEREAS, the City Commission of the City of Dania Beach authorized the rehabilitation of Lift Station No. 11, located at 1900 NE 7th Avenue, including replacement of the submersible pumps, new electrical and control panels, and installation of an emergency generator system; and

WHEREAS, the Public Services Department engaged Kimley-Horn and Associates, Inc. to prepare the design documents and bidding package for this project under RFQ No. 20-008, “Lift Station Generator Improvements”; and

WHEREAS, on August 7, 2025, four (4) bids were received for ITB No. 25-017 “Lift Station 11 Rehabilitation Project” as follows:

- Hinterland Group, Inc. – \$2,492,250.00
- Southern Underground Industries, Inc. – \$2,975,200.00
- TLC Diversified, Inc. – \$3,683,000.00
- David Mancini & Sons, Inc. – \$3,804,774.00; and

WHEREAS, following reference checks and technical evaluation, the Engineer of Record, Kimley-Horn and Associates, Inc., recommended award to Southern Underground Industries, Inc. as the most responsive and responsible bidder; and

WHEREAS, the Public Services Department concurs with the Engineer of Record’s recommendation and requests approval to award ITB No. 25-017 to Southern Underground Industries, Inc. in an amount not to exceed \$3,272,720.00 (which includes a ten percent contingency).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission authorizes the proper City officials to execute an agreement with Southern Underground Industries, Inc. for the Lift Station 11 Rehabilitation Project, in an amount not to exceed \$3,272,720.00, which Agreement is attached as Exhibit “A” and incorporated into this Resolution by this reference.

Section 3. That funding for this project shall be appropriated from Sewer Account No. 402-35-31-535-63-10, funded in part through an FDEP Grant (DEP Agreement No. L0024), and supplemented by City funds as necessary, including the transfer of \$247,720.00 from Account No. 402-35-02-535-99-10 – Other Uses Contingency, as determined by the City’s Finance Department.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall become effective ten (10) days after adoption.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTIS
CITY ATTORNEY



City of Dania Beach City Attorney Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Eve A. Boutsis, City Attorney

SUBJECT: Appointments of Special Magistrates for Code Compliance Hearings

Request:

Approval to enter into letter agreements with Gendler & Gendler, PLLC, Rafael Suarez-Rivas, Eugene Steinfeld, P.A. and Nabors, Giblin & Nickerson, P.A., to act as Special Magistrates for municipal code compliance proceedings.

Background:

The City utilizes a Special Magistrate system for code compliance proceedings. To ensure that the City adheres to best practices, including procurement practices, on November 18, 2025, the City issued Request for Letters of Interest (“LOI”) No. 25-033 for Special Magistrate Services.

The City received five responses, all of which are qualified to provide Special Magistrate Services, however, one is not able to serve due to a potential conflict of interest. The City desires to utilize the services of three respondents to ensure that there is always a Special Magistrate available to oversee the Code Compliance hearings, which are held on a monthly basis.

Budgetary Impact

N/A

Recommendation

Approval of the Resolution to appoint Special Magistrates for Code Compliance proceedings.

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPOINTING GENDLER & GENDLER, PLLC, RAFAEL SUAREZ-RIVAS, EUGENE M. STEINFELD, P.A. AND NABORS GIBLIN & NICKERSON, P.A. TO ACT AS CODE COMPLIANCE SPECIAL MAGISTRATES FOR MUNICIPAL CODE COMPLIANCE PROCEEDINGS AND SETTING THE COMPENSATION FOR SERVICES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City utilizes a Special Magistrate system for code compliance; and

WHEREAS, to ensure that the City adheres to best practices, including procurement practices, on November 18, 2025, the City issued Request for Letters of Interest (“lot”) No. 25-033 for Special Magistrate Services; and

WHEREAS, pursuant to the LOI, the City sought persons that are members in good standing with the Florida Bar and eligible to practice law in the State of Florida, with experience at providing the required Professional Special Magistrate Services; and

WHEREAS, the City received four responses, all of which are qualified to provide Special Magistrate Services, however, one is not able to serve due to a potential conflict of interest; and

WHEREAS, the City desires to utilize the services of three respondents to ensure that there is always a Special Magistrate available to oversee the Code Compliance hearings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “Whereas” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the City Commission appoints Gendler & Gendler, PLLC, Rafael Suarez-Rivas, Eugene M. Steinfeld, P.A. and Nabors, Giblin & Nickerson, P.A., to act as Code Enforcement Special Magistrates for municipal code compliance proceedings. A copy of the proposed Special Magistrate Letter Agreement, which includes the compensation for services, is attached as Exhibit “A” and is made a part of and incorporated into this Resolution by this reference. Although, the appointees shall serve at the pleasure of the City Commission, pursuant to the LOI, the appointees are being provided a letter agreement with an initial two (2) year term, with an option to renew for two (2) additional two (2) year time periods for a cumulative total of

six (6) years, using the same terms, conditions, and pricing of the original agreement provided that funds are available and appropriated by the City Commission.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in force and take effect ten (10) days after its passage and adoption.

PASSED AND ADOPTED on _____, 2026.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous__

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

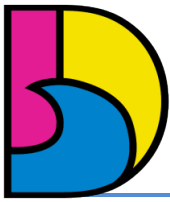
ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach

City Attorney's Office

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

100 West Dania Beach Blvd · Dania Beach, FL 33004 · (954) 924-6800 · (954) 921-2604 (fax)

_____, 2026

Address

Subject: Special Magistrate Retainer Agreement

Dear _____,

This Retainer Agreement shall confirm that you agree to act as a Code Compliance Special Magistrate for the City of Dania Beach (the "City") under the following terms and conditions:

1. Pursuant to the authority provided by City Resolution to be adopted by the City Commission, this will serve as your appointment as a Special Magistrate for Code Compliance commencing on _____, 2026. The Code Compliance Hearings are scheduled on the second Thursday of the month and begin at 9:00 a.m. You will serve at the pleasure of the City Commission.
2. It is agreed to that you will be compensated for your services on an hourly basis at the rate of One Hundred Fifty Dollars (\$150.00) per hour, excluding travel time to and from Special Magistrate hearings and meetings.
3. It is also agreed to that you may bill for reasonable out-of-pocket expenses in connection with our Special Magistrate duties, including but not limited to, such ordinary expenses as postage, telephone calls (a copy of the telephone bill must be submitted with the request), photocopy charges (\$0.15 per page) and courier charges.
4. As a Code Compliance Special Magistrate, you will be responsible for the preparation for and attendance at scheduled Special Magistrate Hearings, review of the final order(s) and such other duties as the City may assign to you. Additionally, you shall adhere to Chapter 162, Florida Statutes, Chapter 2, of the City Code of Ordinances and the City's Zoning and Land Development Codes as they relate to Code Compliance matters, the Florida Rules of Civil Procedure, Rules of Evidence, and all other City ordinances relevant to Code Compliance.
5. It is further agreed to that you must submit a detailed invoice to the City Code Compliance Division, Attention: Barbara Urow, Code Compliance Manager, within fifteen (15) days after the end of the preceding month. Invoices shall include the date of the hearing over which you presided, the total number of hours worked (rounded to

the nearest tenth), and a brief summary of the work performed. Any reimbursement of out-of-pocket expenses outlined above requires the submission of invoices, bills and receipts. If any errors are discovered in any invoice, City will inform you and will request revised copies of such invoices. If any disagreement arises as to payment of any portion of an invoice, City agrees to pay all undisputed portions, and the parties agree to cooperate by promptly conferring to resolve the disputed portion of the invoice.

6. This Agreement may be cancelled by the City upon five (5) days' prior written notice with or without cause. Upon such termination, you shall be entitled only to such fees and costs earned as of the date of termination. In the event you deem it necessary to cancel this Agreement, you shall give thirty (30) days' prior written notice to the City Attorney's office.
7. In connection with the Special Magistrate duties, it is understood and agreed to that you shall neither represent clients in lawsuits, quasi-judicial proceedings, or administrative matters involving the City, nor shall you represent any client in a property-related matter with a reasonable potential of becoming a respondent before a Special Magistrate, so long as you serve as Special Magistrate for the City. Further, you shall not receive a referral fee for referring a current or future potential client to another attorney, if such client is pursuing or intends to pursue any claim against the City in a court of law, any arbitration hearing, or before a state or local government administrative board.
8. The City will indemnify and defend you in your capacity as a Special Magistrate for Municipal Code Compliance proceedings from any cause of action that may arise from the performance of your duties as Special Magistrate on behalf of the City, within the scope and course of your employment.

Very truly yours,

Agreed to and accepted by:

Eve A. Boutsis, City Attorney

Signature

PRINT Name

Date: _____, 2025

EAB:la



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning & Zoning Manager

SUBJECT: VC-023-25: The property owner, Sunday Scura, Jr., is requesting to vacate a portion of the Right-of-Way lying west of the property located at 213-225 NW 1st Avenue. (First reading)

Request:

VACATION RIGHT-OF-WAY

To vacate a Right-of-Way of 103.29 linear feet of NW 3rd Avenue, lying west of the property located at 213-225 NW 1st Avenue, in accordance with Article 655.

PROPERTY INFORMATION

EXISTING ZONING:	City Center (CC)
LAND USE DESIGNATION:	Regional Activity Center (RAC)
SITE ACREAGE:	0.1742-acre (6,197 SF) Net
EXISTING USE:	Commercial use
VIOLATIONS ON PROPERTY	No open violations on this property.

Background:

The applicant is proposing that the City vacate the full-width, 40-foot-wide strip of land that is an unimproved Right-of-Way (ROW) located west of the property for a total of approximately 103.29 linear feet. This section of ROW is currently utilized by the applicant as part of the existing building located at 213-225 NW 1st Avenue, which is currently located within the ROW.

When the section of the town was platted in 1890 under the plat "TOWN OF MODELO," the properties to the east of the ROW dedicated the entire section to become NW 3rd Avenue, also known in the plat as East Railroad Avenue. The entire section of the requested vacated ROW would be returned to the commercial property abutting east of the ROW.

According to the Broward County Public Appraiser Website, the existing building was built in 1973. Currently, the building encroaches 33 feet into the ROW. The purpose of the vacation is to legalize the building placement and establish a clean title.

Vacation of Right-of-Way:

The vacation process is identified in the City’s Land Development Code (LDC) in Section 655-20. This Code provision requires the applicant to provide evidence of notification to all utilities (public and private) that may have an interest in the area to be vacated. Below is a list of all public utilities and the date each was notified of the vacation request by the applicant.

- Florida Power and Light - 9/3/2024
- AT&T – 9/3/2024
- Dania Public Services 9/3/2024
- Comcast- 9/5/2024
- Teco Peoples Gas - 9/3/2024

Public Services Department confirmed the ROW is not used for any utilities and will not be intended for any road use. The applicant and the city received an objection letter from the adjacent owner to the west opposing the vacation request, claiming they need the right-of-way and it is essential for the continued use, access, and maintenance of the property under the ownership or control of Florida East Coast (FEC).

Vacation Criteria:

Section 655 of the Land Development Code states, the City Commission shall hold its public hearing and, after consideration of the application, staff findings, and information representation at the public hearing. The City Commission may deny, approve, or approve with conditions that application for vacation, based upon its determination that the request meets the criteria identified in section 655-40, which are upon its determination that the request meets the criteria identified in section 655-40, which are identified below.

1. “Whether the vacation will adversely affect access to neighboring properties.”

Applicant's Response: *The requested vacation will not adversely affect the neighboring properties. In this particular case, the right-of-way has not been utilized by the public or neighboring properties for over 20 years. In addition, portions of the right-of-way are not even paved. The right-of-way that is seeking to be vacated is not needed by the neighboring properties. All of the surrounding properties have alternative means of ingress/egress and access to their properties through NW 1st Ave. In fact, there has been a building within the right-of-way that has been sought to be vacated for over 20 years.*

Staff Analysis: *No existing access is currently provided from the subject Right-of-Way. City staff visited the site. There is a paved section of the ROW that leads to the back of the building.*

2. “Whether the subject right-of-way or easement is needed for any public purpose.”

Applicant's Response: *The right-of-way is not needed for any public purpose. The*

right-of-way was established via plat in 1896. Since that time, the right-of-way has not been fully established. The right-of-way sought to be vacated is not fully paved or suitable for access. In addition, all of the adjacent properties have alternative means of ingress and egress. To the west of the subject right-of-way is an FEC railroad area and train track. There exists approximately thirty-five feet (35') of green space belonging to FEC between the actual tracks and the right-of-way, which is sought to be vacated. This means that FEC has sufficient space between the actual tracks and the right-of-way to establish a safe perimeter near the railway tracks, and it also gives FEC sufficient space to conduct operations in its already existing property. There is also means for FEC to access the green space through NW 2nd Avenue, such that FEC does not even need the right-of-way to access the green area between the tracks and its existing property boundary. All of this means that the right-of-way does not serve any public purpose.

Staff Analysis: *During the review process, staff identified pre-existing conditions that allow FEC access to the train track without any obstruction. Applicant provided a survey that identifies fifty feet (50') of right of way before the NW 3rd Ave ROW. City staff conducted an inspection of the site and identified that the area requested for vacation is occupied by the building. No overhead utilities were observed. Beyond the fence, there is enough clearance for the FEC to remain operating without obstruction.*

Comprehensive Plan

This application supports the City's Comprehensive Plan by furthering the following goal:

Future Land Use Element

Goal 1.1.22.1 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, Dania Beach shall require that development setbacks from identified rights-of-way be provided when issuing development orders, while providing an administrative relief process to ensure such setback does not deny all beneficial use of the property proposed for development. (B.C. P. # 12.02.05)

Staff Analysis:

The proposed Vacation request has been reviewed by the City's Planning and Zoning Division. The predecessor in title of the property had dedicated the full amount of the right-of-way and is therefore entitled to receive the full land amount when vacated. This Vacation request will entitle the current property owner to receive the full extent of the right-of-way, allowing the established building that has been encroaching into an area for several years to remain.

Although the City and applicant have received an objection letter opposing the request, the Florida East Coast (FEC) operations have been occurring like normal, even though the building has been encroaching on the ROW for decades.

This application will require two (2) readings at a public hearing by the City Commission.

Budgetary Impact

None.

Recommendation

Planning and Zoning Board Recommendation:

The Planning and Zoning Board met on December 17, 2025. The Board unanimously

recommended that the City Commission approve this item.

Staff Recommendation

Staff found that this application meets the requirements of Article 655 with respect to vacation of right-of-way, and the applicant has provided all necessary documentation for the vacation request. Therefore, based on the staff analysis above, the Community Development staff is recommending that the City Commission approve this ordinance on first reading.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40 OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE RIGHT-OF-WAY (ROW) VACATION REQUEST (VC-023-25), WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS NW 3 AVE (FORMERLY EAST RAILWAY AVENUE BY THE PLAT) SUBMITTED BY THE APPLICANT/ADJACENT PROPERTY OWNER, SUNDAY SCURA JR, FOR THE ROW PROPERTY GENERALLY LOCATED BETWEEN THE FLORIDA EAST COAST RAILWAY AND APPLICANT'S PROPERTY WHICH ROW CONSISTS OF APPROXIMATELY 104 BY 40 FEET LYING WEST OF THE APPLICANTS' PROPERTY LOCATED AT 213-217 NW 1 AVENUE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 28, the Land Development Code (the "LDC") Part 6 "Development Review Procedures And Requirements," Article 655-40, "Vacations of Right-of-Way" of the City's Land Development Code (the "LDC"), the property owner of the property located at 213-217 NW 1 Ave, Dania Beach, Sunday Scura, Jr. (the "Applicant"), have applied to the City of Dania Beach (the "City") for approval the westernmost 154.94 feet of the 41.32 foot to vacate of right-of-way (VC-023-25) for the right-of-way located at NW 3rd Avenue (formerly the East Railroad Avenue) adjacent to Lots 2, 3 and 4, Block 2, TOWN OF MODEL, according to the Plat or Map thereof as recorded in Plat Book "B", Page 49 of the Public Records of Miami-Dade County, Florida, which is more fully described on the attached Exhibit "A" which is incorporated by this reference; and

WHEREAS, the proposed vacation is identified in Exhibit B, which is attached and incorporated into this Ordinance; and

WHEREAS, consistent with the requirements of Section 655-20 of the LDC, the Applicant sent a notification letter of the vacation process to the property owner abutting affected portions of the right-of-way, indicating they need to respond within 30 days for support or objection for the application. If no response is received, it will be presumed that Florida East Coast Railway has no objections to the vacation request; and

WHEREAS, the City Planning and Zoning Board, sitting as the Local Planning Agency, recommended that the City Commission approve the proposed right-of-way vacation is consistent with the requirements set forth in Section 655-40 at its duly advertised public hearing on October 15, 2025, meeting; and

WHEREAS, staff have confirmed that all utilities with a potential interest in the area have been notified and given the opportunity to object. No objections have been raised.

WHEREAS, LDC Section 655-40 states that the City Commission may vacate right-of-way based on its determination that the Applicant has demonstrated that the criteria identified in the City Code have been satisfied; and

WHEREAS, the Applicant has provided sufficient justification demonstrating compliance with the approval criteria to meet the requirements of the Code; and

WHEREAS, the City's Staff Report analyzes the applicant's request based on the criteria and supports the Applicant's request and is incorporated by reference herein as the City's findings of fact; and

WHEREAS, the City Commission finds that granting the requested right-of-way vacation (VC-023-25) will not adversely affect access to neighboring properties and will not be detrimental to the public health, safety, and welfare; and

WHEREAS, the City Commission finds that NW 3rd Avenue is no longer needed as a road, and that it is in the best interest of the City to grant the request to vacate the right-of-way.

WHEREAS, the City Commission conducted two (2) duly noticed public hearings in accordance with Article 610 of the LDC.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the preceding "WHEREAS" clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That pursuant to Chapter 28, entitled LDC, Part 6, entitled "Development Review Procedures and Requirements," Article 655, Vacations of Right-of-Way, the requested partial right-of-way Vacation (VC-023-25) as delineated in the attached Exhibit "A" is approved.

Section 3. That the associated Community Development, Planning & Zoning Division Staff Report prepared for the above application(s) is incorporated into this resolution as findings of fact.

Section 4. That if any clause, section, sentence, or phrase of this Ordinance is for any reason held unconstitutional or invalid by a competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That all ordinances or parts of ordinances, resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. That this Ordinance shall take effect ten (10) days after passage and adoption.

PASSED on first reading on _____, 2025.

PASSED AND ADOPTED on second reading on _____, 2025.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE C. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 1 AND ALL OF LOTS 2 AND 3, BLOCK 2, "SEMINOLE PARK SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE SOUTH 287 FEET OF THE NORTH 322 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF LOT 4, BLOCK 2, SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, "PLAT OF SEC'S 28, 29, 31 AND 32", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 88°21'49" WEST ON THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32 FOR 153.70 FEET TO A POINT ON THE EAST LINE OF THE WEST 165 FEET OF THE EAST 1/2 OF SAID LOT 4; THENCE SOUTH 01°08'07" EAST ON SAID EAST LINE 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86015-2525, PAGE 12 OF 21, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'07" EAST ON SAID EAST LINE 287.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 322 FEET OF SAID LOT 4; THENCE SOUTH 88°21'49" WEST ON SAID SOUTH LINE 165.01 FEET TO A POINT ON THE EAST LINE OF AFOREMENTIONED BLOCK 2, "SEMINOLE PARK SUBDIVISION", SAID LINE ALSO BEING THE WEST LINE OF THE EAST 1/2 OF SAID LOT 4; THENCE NORTH 01°08'07" WEST ON SAID EAST LINE 2.01 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 3, BLOCK 2; THENCE SOUTH 88°21'49" WEST ON THE SOUTH LINE OF SAID LOT 3 FOR 129.86 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 2, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 28TH AVENUE; THENCE NORTH 00°55'52" WEST ON SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 255.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°17'41" FOR AN ARC DISTANCE OF 46.75 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818); THENCE NORTH 88°21'49" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 264.21 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 84,032 SQUARE FEET (1.9291 ACRES) MORE OR LESS.

Order ID: 7910880

* Agency Commission not included

GROSS PRICE * : **\$269.90**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7910880

* Agency Commission not included

GROSS PRICE * : **\$269.90**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Friday, December 26, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7910880

* Agency Commission not included

GROSS PRICE * : **\$269.90**

PACKAGE NAME: SSC_Notice of Public Meeting

**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, January 13, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: VC-023-25: The property owner, Sunday Scura, Jr., is requesting to vacate a portion of the Right-of-Way lying west of the property located at 213-225 NW 1 Avenue. (First Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO THE REQUIREMENTS OF SECTION 655-40 OF THE LAND DEVELOPMENT CODE (LDC) APPROVING THE RIGHT-OF-WAY (ROW) VACATION REQUEST (VC-023-25), WHICH RIGHT OF WAY IS GENERALLY DESCRIBED AS NW 3 AVE (FORMERLY EAST RAILWAY AVENUE BY THE PLAT) SUBMITTED BY THE APPLICANT/ADJACENT PROPERTY OWNER, SUNDAY SCURA JR, FOR THE ROW PROPERTY GENERALLY LOCATED BETWEEN THE FLORIDA EAST COAST RAILWAY AND APPLICANT'S PROPERTY WHICH ROW CONSISTS OF APPROXIMATELY 104 BY 40 FEET LYING WEST OF THE APPLICANTS' PROPERTY LOCATED AT 213-225 NW 1 AVENUE WITHIN THE CITY OF DANIA BEACH, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available on line. For more information, please call the Planning Division at (954) 924-6805 Ext. 3704 and staff will direct you to the on-line project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information
Project: Vacation of Right-of-Way
Application Site: 213-225 NW 1 Avenue
Request: To allow a vacation of Right-of-Way lying west of the property.
Hearing Date & Time: January 13, 2026 at 7:00 PM
Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd
Contact Information: Claudia Viviana Batista, PZ Manager, 954-924-6805 Ext. 3654
12/26/2025 7910880



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: Vacation of Easement

RECEIVED
JUN 26 2025
Date Rec'd: _____
Petition No.: 1C-023-25

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 213-217 Northwest 1 Avenue, Dania Beach, Florida.

Lot(s): 2-4 Block: 2 Subdivision: Town of Modelo

Recorded Plat Name: Town of Modelo (Plat Book B, Page 49, BCPR)

Folio Number(s): 5042 34 01 0130 Legal Description: See attached alley survey.

Applicant/Consultant/Legal Representative (**circle one**) Thuy Turner, Manager of Turner Planning Solutions

Address of Applicant: Wimbledon Lake Drive, Plantation, FL 33324

Business Telephone: 954-610-1633 Home: N/A Fax: N/A

E-mail address: thuy@turnerplanningsolutions.com

Name of Property Owner: Sunday Scura, Jr.

Address of Property Owner: 213 Northwest 1 Avenue

Business Telephone: N/A Home: N/A Fax: N/A

Explanation of Request: ~~Waiver of Plat~~ to vacate ROW on Town of Modelo (PB B, PG 49). See attached narrative. Please provide proposed **Plat Name & Criteria Statement** as required by the City's **Land Development Code**.

Prop. Net Acreage: 7828 s.f. Gross Acreage: N/A Prop. Square Footage: 9130 s.f. (bldg)

Existing Use: Unimproved ROW Proposed Use: Private property

Is property owned individually, by a corporation, association, or a joint venture? Public ROW to the benefit of Dania Beach, Florida.

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Thuy Turner, Turner Planning Solutions (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

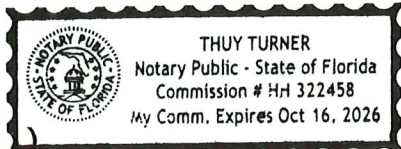
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 26th DAY OF June, 20 25

By: [Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

PAYMENT DATE
06/26/2025
COLLECTION STATION
City Hall Window 1
RECEIVED FROM
NARBLE

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2025-09001069
RECEIPT NO.
2025-00040732
CASHIER
fincashier1
ENTRY DATE
06/26/2025 01:16:33 PM

DESCRIPTION

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
PSP	Appl Review - Standard PUBLIC HEARING ITEMS APP FEE VACATION OF EASEMENT 213-217 NW 1 AVE	\$3,500.00						
<p style="text-align: right;">Payments:</p>	<table border="1"> <thead> <tr> <th data-bbox="440 653 532 680">Type</th> <th data-bbox="532 653 1062 680">Detail</th> <th data-bbox="1062 653 1187 680">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="440 680 532 707">Check</td> <td data-bbox="532 680 1062 707">10298</td> <td data-bbox="1062 680 1187 707">\$3,500.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	10298	\$3,500.00	
Type	Detail	Amount						
Check	10298	\$3,500.00						
Total Amount:		\$3,500.00						

Customer Copy



thuy@turnerplanningsolutions.com

62 Wimbledon Lake Drive

Plantation, FL 33324

P 954.610.1633

September 3, 2024

AT&T

Attn: Liannet Diaz

715 N Federal Hwy

Hollywood, FL 33020

Via email and certified mail: ld044m@att.com

RE: Request for No Objection Letter Related to Vacate Public Right-of-Way in the City of Dania Beach

This letter is a formal request for a "No Objection" letter for the vacation of an unimproved right-of-way in the City of Dania Beach, Florida. The subject alley is located between the Florida East Cost railroad and Lots 2, 3, 4, Block 2, Town of Modelo (Miami-Dade plat), Plat Book B, Page 49, BCPR ("Alley"), more particularly described in the attached survey and aerial map. The Alley is a public right-of-way situated that is unimproved and has been used by the adjacent owners as a service road.

Reasons for Vacation:

- **Relief from liability issues**
 - Removes an unimproved ROW from the City's property inventory.
 - Adds additional taxable land area to the City's tax rolls.
- **Curing of encroachment**
 - Buildings and other structures have encroached onto the right-of-way and vacating the alley would allow adjacent landowners to establish clean title.

We find the vacation of the Alley will not adversely affect access to neighboring properties and the subject right-of-way is unimproved and not needed for any public purpose. I am available to answer any questions and provide further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thuy Turner', is written over the word 'Sincerely,'.

Thuy Turner, AICP, LEED AP BD+C

Attachments:

- Alley Survey
- Aerial Map



thuy@turnerplanningsolutions.com

62 Wimbledon Lake Drive

Plantation, FL 33324

P 954.610.1633

September 3, 2024

Comcast South Florida Regional Construction

Attn: Maria Nunez

2501 Southwest 145 Avenue

Miramar, Florida 33027

Via email and certified mail: maria_nunez@comcast.com

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- Aerial Map



thuy@turnerplanningsolutions.com

62 Wimbledon Lake Drive

Plantation, FL 33324

P 954.610.1633

September 3, 2024

Florida Power & Light

Attn: Joshua Lopez/Nicholas Wiest

330 SW 12 Ave

Pompano Beach, FL 33069

Via email and certified mail: joshua.lopez@fpl.com; nicholas.wiest@fpl.com

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Thuy Turner, AICP, LEED AP BD+C

Attachments:

- Alley Survey
- Aerial Map



thuy@turnerplanningsolutions.com

62 Wimbledon Lake Drive

Plantation, FL 33324

P 954.610.1633

September 3, 2024

TECO, Peoples Gas
Attn: Ily Gonzalez
15779 W. Dixie Hwy
North Miami Beach, FL 33162
Via email and certified mail: igonzalet@tecoenergy.com

RE: Request for No Objection Letter Related to Vacate Public Right-of-Way in the City of Dania Beach

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- Aerial Map

7022 0410 0000 9198 2111

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Hollywood, FL 33020

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

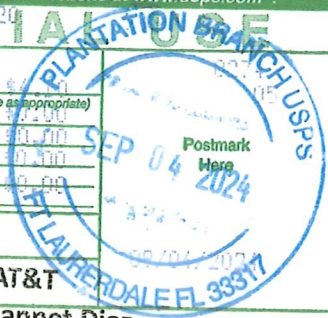
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$1.77

Total Postage and Fees \$10.72

Sent To **AT&T**
Attn: Liarnet Diaz
715 N. Federal Hwy
Hollywood, FL 33020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 0410 0000 9198 2157

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Hollywood, FL 33020

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$1.77

Total Postage and Fees \$10.72

Sent To **Comcast South Florida Reg Const**
Attn: Maria Nunez
2501 SW 145 Ave
Miramar, FL 33027

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 0410 0000 9198 2111

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Pompano Beach, FL 33069

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

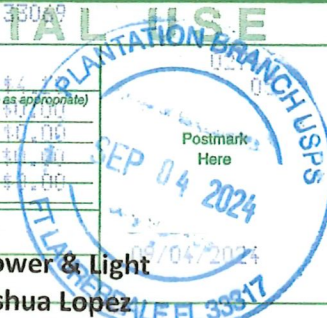
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
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<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$1.77

Total Postage and Fees \$10.72

Sent To **Florida Power & Light**
Attn: Joshua Lopez
330 SW 12 Avenue
Pompano Beach, FL 33069

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 0410 0000 9198 2050

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Miami, FL 33122

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

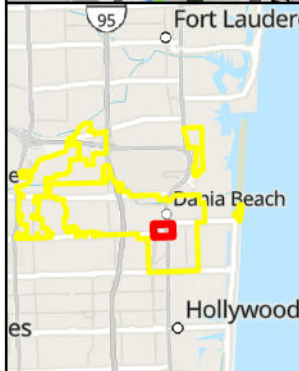
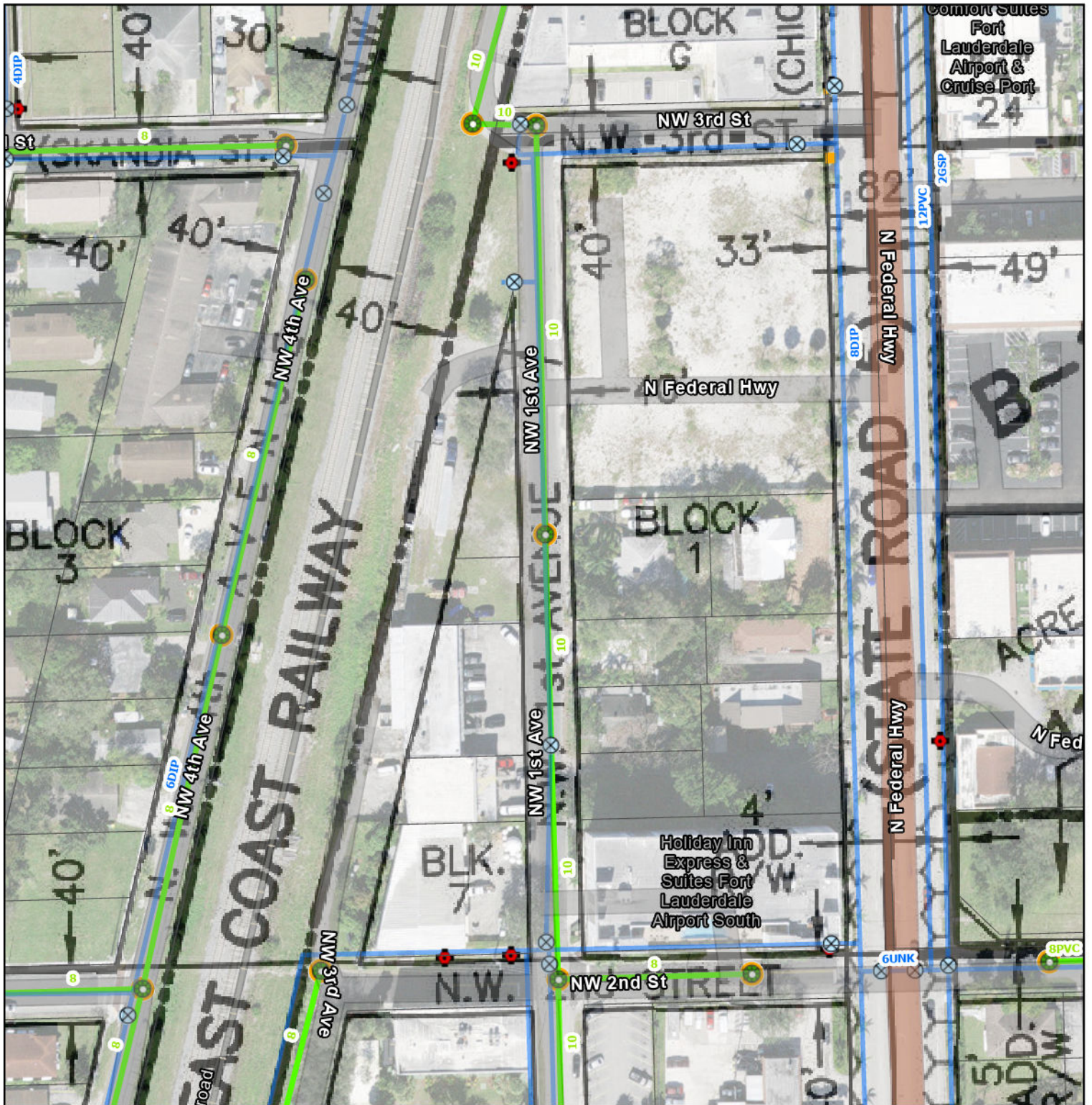
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Attn: Ily Gonzalez
15779 W. Dixie Hwy
North Miami Beach, FL 33162

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





Public Services Department

DANIA BEACH

SEA IT. LIVE IT. LOVE IT.

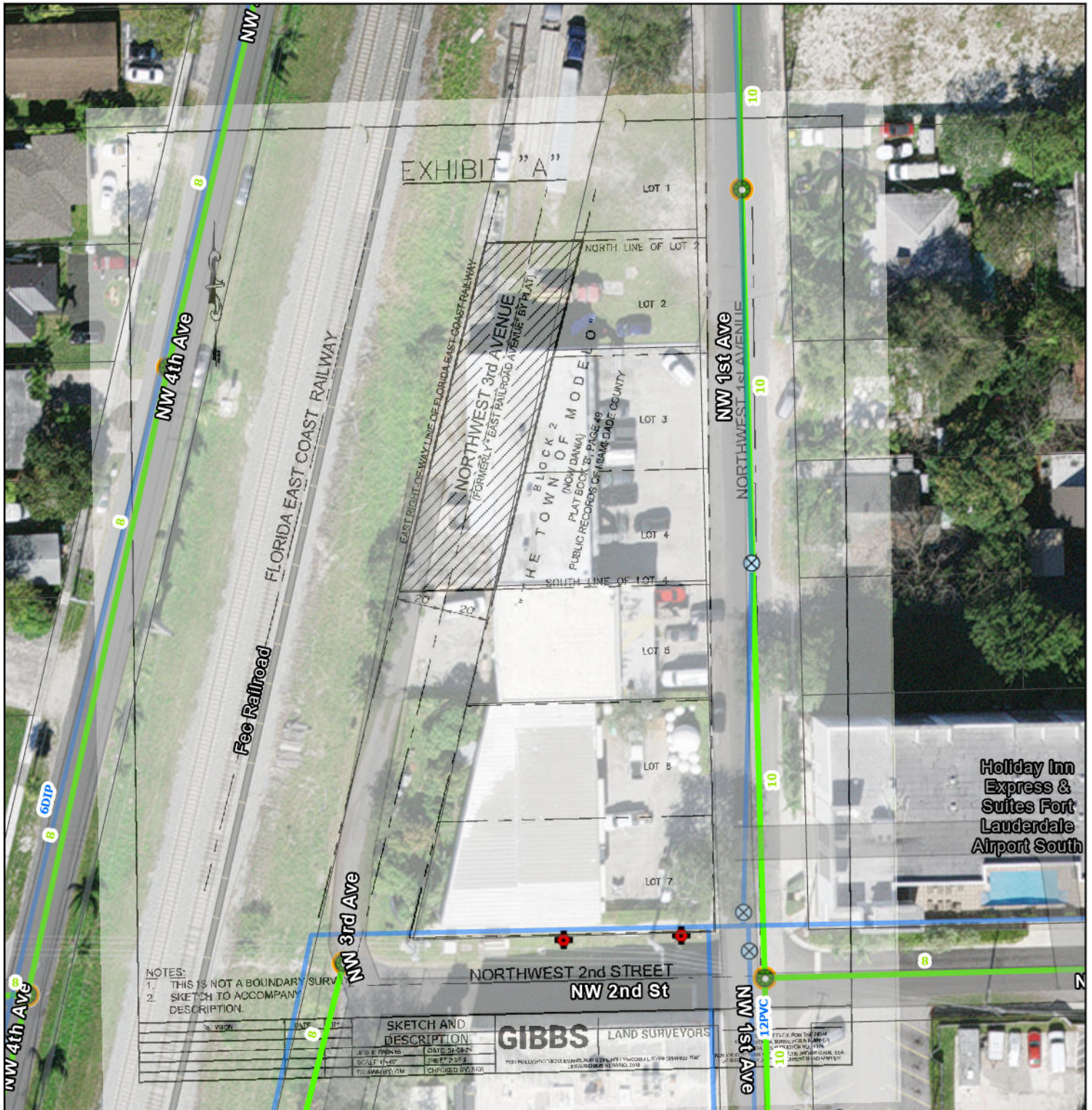
Requested by:
Batista, Yiviana Claudia
cbatista@daniabeachfl.gov

Reviewed by:
Darren Greene
Manager Public Works & Utilities
Sean Schutten
Public Services Deputy Director City of Dania Beach

Location:
213 - 217 NW 1st Ave

Source: 2025 GIS - Dania Beach Utility Atlas **Processed by:** Maria Magnolia Dominguez
GIS Technician City of Dania Beach Date Saved: 10/28/2025 11:53 AM

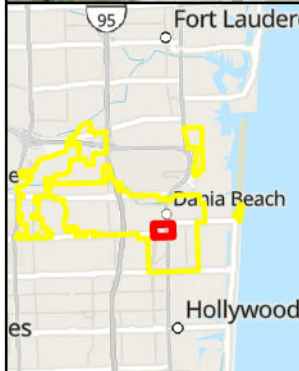
Legend	
Dania Beach City Limits	Sanitary Sewer Fitting
Sanitary Sewer Lift Stations	Sanitary Sewer Manholes
Storm Water Pipe	Sanitary Sewer Gravity Pipe
Potable Water System WMP	Sanitary Sewer System Valve
Potable Water System WHV	Storm Water Catch_Basin
Potable Water System FH	Potable Water System WM
Sanitary_Sewer_Force_Main	Potable Water System WM_ABAND
	Dania Storm Water Manhole



NOTES:
 1. THIS IS NOT A BOUNDARY SURV
 2. SKETCH TO ACCOMPANY DESCRIPTION.

NO.	DATE	BY	DESCRIPTION
1	10/28/2025	MARIA MAGNOLIA DOMINGUEZ	SKETCH AND DESCRIPTION

GIBBS LAND SURVEYORS
 1810 HOLLYWOOD BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33304
 PHONE: 954-576-1100 FAX: 954-576-1101
 WWW.GIBBSLANDSURVEYORS.COM



Public Services Department

DANIA BEACH

SEA IT. LIVE IT. LOVE IT.

Requested by: Batista, Viviana Claudia
 cbatista@daniabeachfl.gov

Reviewed by: Darren Greene
 Manager Public Works & Utilities
 Sean Schutten
 Public Services Deputy Director City of Dania Beach

Location:
 213 - 217 NW 1st Ave

0 12.5 25 50 Feet

Source: 2025 GIS - Dania Beach Utility Atlas **Processed by:** Maria Magnolia Dominguez
 GIS Technician City of Dania Beach Date Saved: 10/28/2025 11:53 AM

Legend

- Dania Beach City Limits
- Sanitary Sewer Lift Stations
- Storm Water Pipe
- Potable Water System WMF
- Potable Water System WHV
- Potable Water System FH
- Sanitary_Sewer_Force_Main
- Sanitary Sewer Fitting
- Sanitary_Sewer_Manholes
- Sanitary Sewer Gravity Pipe
- Sanitary Sewer System Valve
- Storm Water Catch_Basin
- Potable Water System WM
- Potable Water System WM_ABAND
- Dania Storm Water Manhole

Batista, Viviana Claudia

From: Dominguez, Maria
Sent: Tuesday, October 28, 2025 2:38 PM
To: Batista, Viviana Claudia
Cc: Schutten, Sean; Rodriguez, Fernando J.; Greene, Darren
Subject: ROW - UTILITIES 213-217 NW 1 Ave - Vacation Request
Attachments: ROW_213_217 NW.pdf; Sketch_213_217 NW.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good afternoon

The Utilities Map request we have in our GIS database for the following addresses: **ROW located at the rear of 213–217 NW 1st Avenue.**, has been reviewed and approved by the Public Works and Utilities Manager. Please see his confirmation email below for reference.

Please note: As-built site plans, civil drawings, structural plans, and plumbing plans must be requested through the Engineering Department.

Statement: Attached pdf shows the location of the utility roughly. You will need to perform a soft dig or perform other methods to determine the exact locations of the utilities.

Best regards.



Maria Dominguez, GIS Technician
mdominguez@daniabeachfl.gov | daniabeachfl.gov
1201 Stirling Rd, Dania Beach, FL, 33004
Phone: 954.924.6808, x3625

DANIA BEACH
SEA IT LIVE IT LOVE IT



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: Greene, Darren <dgreene@daniabeachfl.gov>
Sent: Tuesday, October 28, 2025 2:22 PM
To: Dominguez, Maria <mdominguez@daniabeachfl.gov>
Cc: Schutten, Sean <sschutten@daniabeachfl.gov>
Subject: RE: ROW - UTILITIES 213-217 NW 1 Ave Vacation Request

Good Afternoon

This is accurate.



Darren Greene
Public Works & Utilities Operations Manager | City of Dania Beach

dgreene@daniabeachfl.gov | daniabeachfl.gov

1201 Stirling Road | Dania Beach, FL, 33004

Phone: 954-924-6808



Web: daniabeachfl.gov | App: [AskDaniaBeach](#)
RISE - Respect, Integrity, Standard of Excellence

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Dominguez, Maria <mdominguez@daniabeachfl.gov>
Sent: Tuesday, October 28, 2025 12:26 PM
To: Greene, Darren <dgreene@daniabeachfl.gov>
Cc: Schutten, Sean <sschutten@daniabeachfl.gov>
Subject: ROW - UTILITIES 213-217 NW 1 Ave Vacation Request

Good afternoon, Darren

Could you please review and confirm the utilities for the following address? Community Development is preparing the vacation request for the ROW located at the rear of 213–217 NW 1st Avenue. Please see the previous email below for reference.

Thank you so much.



Maria Dominguez, GIS Technician

mdominguez@daniabeachfl.gov | daniabeachfl.gov

1201 Stirling Rd, Dania Beach, FL, 33004

Phone: 954.924.6808, x3625



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From: Schutten, Sean <sschutten@daniabeachfl.gov>
Sent: Tuesday, October 28, 2025 9:29 AM
To: Dominguez, Maria <mdominguez@daniabeachfl.gov>
Subject: FW: 213-217 NW 1 Ave Vacation Request

Maria,

Can you please review the request in this email and respond by early morning tomorrow?

Thank you,



Sean Schutten, P.E., Public Services Deputy Director/City Engineer

sschutten@daniabeachfl.gov | daniabeachfl.gov

1201 Stirling Road, Dania Beach, FL, 33004

Phone: 954.924.6808, x3660



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: Batista, Viviana Claudia <cbatista@daniabeachfl.gov>

Sent: Thursday, October 23, 2025 3:37 PM

To: Schutten, Sean <sschutten@daniabeachfl.gov>

Cc: Rodriguez, Fernando J. <frrodriguez@daniabeachfl.gov>; Lajoie, Corinne <clajoie@daniabeachfl.gov>; Norena, Eleanor <enorena@daniabeachfl.gov>

Subject: 213-217 NW 1 Ave Vacation Request

Good afternoon, Public Services team,

Community Development is in the process of preparing the vacation request for the ROW located at the rear of 213-217 NW 1 Ave. We received a previous confirmation from the former Deputy Director about utilities, but would like to have an updated confirmation from your department in the file that there are no existing utilities at the ROW, and the city does not need NW 3rd Avenue for any road use.

I am attaching the support documents received for this application:

1. The previous confirmation received (From the former Deputy Director)
2. Survey provided by the applicant for the ROW vacation request
3. Survey of the entire property requesting ROW vacation

Please provide us with a confirmation no later than **Wednesday, October 29th**, to include your response to our staff report. The item is scheduled to be heard at the Planning and Zoning Board meeting scheduled for November 19th.

Thank you kindly,



Claudia Viviana Batista, Planning & Zoning Manager

cbatista@daniabeachfl.gov | daniabeachfl.gov

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

Phone: 954.924.6805, x3654



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.



AT&T
600 NW 79th Ave, Room 360
Miami, FL 33126

**600 NW 79TH Ave Room 360
Miami, FL 33126
Da533p@att.com**

**Thuy Turner
Thuy (twee) Turner, AICP, LEED AP BD+C
Turner Planning Solutions LLC
Phone: 954-610-1633**

Re: No objection request to vacate rear 213 NW 1st Ave, Dania Beach, FL 33004

Dear Thuy Turner

On behalf of BellSouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of **“non-objection” to vacate the rear of 213 NW 1st Ave, Dania Beach, FL 33004 (Property ID,504234010130)**

If you have any questions, please feel free to contact us.
Yours truly,

A handwritten signature in black ink, appearing to read "Dietmar Acuna".

Dietmar Acuna
Mgr. OSP Planning/Design
SE Network Operations Const/Eng – SFL District

August 7, 2025

RE: Scotland Electric (213-225 NW 1 AVE) – Request to Vacate Adjacent Right-of-Way

Dear Sir or Madam:

This is a notification of a request to vacate the public right-of-way adjacent to the property located at 213-225 NW 1st Ave, Dania Beach, FL 33004, also known as Scotland Electric Supply, Inc. The right-of-way runs northeast along the west side of the property. A portion of the existing building is currently encroaching into the right-of-way which was permitted and built many years ago.

Scotland Electric Supply, Inc. is a long-time business in the city and a part of the community. This application will provide the owners with full legal access to the building and property.



If you have any questions or concerns about this request, please email us by September 2, 2025 at thuy@turnerplanningsolutions.com.

Regards,



Thuy Turner, AICP, LEED AP BD+C
Owner's Representative
Sunday and Cheri's LLC



Law Offices
COKER & FEINER
1133 Southeast 4th Andrews Avenue
Fort Lauderdale, FL 33316-1119

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
kcoker@coker-feiner.com

October 8, 2025

Via US Mail/Certified Receipt Requested

FEC ROW, LLC
Attn: Real Estate Department
7150 Philips Highway
Jacksonville, FL 32256

Re: Request for Vacation of Right-of-Way, City of Dania Beach

To Whom It May Concern:

Please be advised that we represent Sunday Scura Jr. Mr. Scura owns the property which has an address of 213-217 NW 1st Ave., Dania Beach, FL. To the west of his property is right-of-way. East Coast Railway owns the property to the west of the right-of-way. An aerial which depicts both Mr. Scura's property, the right-of-way and the Florida East Coast Railway property is attached.

Mr. Scura has filed a request with the City of Dania Beach to vacate the right-of-way that is adjacent to his property. The City has requested that we send you specific written notice of the pending application and that you respond with a notarized letter indicating support or opposition to this request. There is a section at the bottom on this letter which will enable you to respond with your support or opposition or you can send a separate, notarized, written response.

PLEASE BE ADVISED THAT IF YOU DO NOT SEND A WRITTEN RESPONSE TO THIS LETTER WITHIN THIRTY (30) DAYS OF YOUR RECEIPT OF THIS LETTER THEN THE PETITION TO VACATE WILL BE SET FOR HEARING BEFORE THE DANIA BEACH CITY COMMISSION AND IT WILL BE PRESUMED THAT FLORIDA EAST COAST RAILWAY HAS NO OBJECTIONS TO THE VACATION REQUEST.

If you do have objections or questions with regard to the vacation request please send this completed letter and/or your objections or questions to the following:

Coker & Feiner
1133 Southeast 4th Ave.
Ft. Lauderdale, FL 33316
Attn: Rod A. Feiner, Esq.
E-mail: rafeiner@coker-feiner.com

City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
Attn: Viviana Batista
E-mail: cbatista@daniabeachfl.gov

Thank you very much for your consideration of this item.

Sincerely,

Rod A. Feiner, Esq.
FOR THE FIRM

Response to Request

Florida East Coast Railway hereby:

_____ supports the application to vacate the right-of-way
_____ objects to the application to vacate the right-of-way

STATE OF _____ :)
COUNTY OF _____ :)

The foregoing instrument was acknowledged before me this __ day of _____, 2025, by means of physical presence or online notarization, by _____, as _____ of Florida East Coast Railway. Such person is __ personally known to me or __ who has produced _____ as identification.

Notary Public
Name: _____
Commission Expires: _____

NAME1	NAME2	ADD	CITY	STATE	ZIP	ZIP 4
121-141 NEHME PROPERTIES LLC		17800 SW 63 MNR	SOUTHWEST F	FL	33331	1600
126 NE 1ST AVE LLC		310 POLK STREET	HOLLYWOOD	FL	33019	
128 NW 5TH AVE LLC		15051 ROYAL OAKS LN #1806	NORTH MIAMI	FL	33181	
132 PARTNERS LLC		132 NE 1 AVE	DANIA BEACH	FL	33004	
141 DANIA LLC		19441 NE 19 AVE	MIAMI	FL	33179	
201 NE 1 CT LAND TRYL	INVESTORS LLC TRSTEE	2714 SW 55TH ST	FORT LAUDER	FL	33312	
203 NE 2ND AVE LLC		8001 NW 66 TER	PARKLAND	FL	33067	
21 NE 3RD STREET LLC		10974 SW 37 MNR	DAVIE	FL	33328	
2981 POMPAÑO LAND TR	LEVY,BENJAMIN TRSTEE	693 RACQUET CLUB #2	WESTON	FL	33326	1866
317 NW 5 AVENUE #A-B LAND TR	POSITIVE RATE INVESTMENTS LLC	30 N GOULD ST #N	SHERIDAN	WY	82801	
57 NE 2ND STREET LLC		18200 W DIXIE HWY	NORTH MIAMI I	FL	33160	
67-75 NORTH FEDERAL ASSOC LLC		67 N FEDERAL HWY	DANIA BEACH	FL	33004	
A & R PARTNERS LLC		3021 SW 186 TER	MIRAMAR	FL	33029	
ADALWIN LLC		1717 MAIN ST STE 2000	DALLAS	TX	75201	
ADAMS,JERRY		113 N FEDERAL HWY	DANIA BEACH	FL	33004	
AFFORDABLE ACCOUNTING & TAX SERVICES LLC		66 N FEDERAL HWY	DANIA BEACH	FL	33004	
ALAZZAWI,FURATBACSA,KATALIN		4054 NW 85 AVE	PEMBROKE PII	FL	33024	5026
ALL SPECIALISTS INC		8641 NW 44 CT	LAUDERHILL	FL	33351	6011
ALTUKHOV,OLEG & TATIANA		116 NW 6 AVE	DANIA BEACH	FL	33004	
B & JCM DANIA BEACH LLC		3805 NW 107 AVE STE 123	DORAL	FL	33173	
BATISTA,ALEJANDRO		39 NE 3 ST #1-2	DANIA BEACH	FL	33004	2809
BESNER,HILDA TR		4240 GALT OCEAN DR #603	FORT LAUDER	FL	33308	
BINION,ERIC F		11370 NW 39 PL	SUNRISE	FL	33323	1157
BIZZLE,RONNIE D & JODY LEE		415 NW 3 PL	DANIA BEACH	FL	33004	
BLACK,LARRY J		2411 LAKE MIRAMAR WAY	MIRAMAR	FL	33025	
BLACK,TANESHA		2221 NW 34 AVE	LAUDERDALE I	FL	33311	
BOHADANAH,ELI		3950 SW 6 ST	FORT LAUDER	FL	33312	2632
BOUCHARD,PAIGE SANDRA		509 NW 3 TER	DANIA BEACH	FL	33004	
BROOKS,APRIL H/E	GOODMAN,LISA	206 NW 6 AVE	DANIA BEACH	FL	33004	2731
BROWN,CHRISTOPHER MICHAEL		3755 BEACHWOOD DR	DELRAY BEAC	FL	33445	
BRUMLEY,ORVILLE OSBOURNE		133 NW 6 AVE	DANIA BEACH	FL	33004	
BRYANT,JEFFREY &	WILCOX,MICHELLE	5201 SW 18 ST	PLANTATION	FL	33317	
BURGESS,HOWARD E EST		681 GENEVA PL	TAMPA	FL	33606	3923
BURGOS,JACOB		513 NW 3 PL	DANIA BEACH	FL	33004	
BUTLER,BERNICE	KNOWLES,CHRISTOPHER A ETAL	416 NW 3 TER	DANIA BEACH	FL	33004	
BUZIOS 1986 CORP		10185 COLLINS AVE #408	BAL HARBOUR	FL	33154	1606
CANEIRO,YUSLEYDIS		508 NW 3RD TER	DANIA BEACH	FL	33004	2718
CARR REAL ESTATE INC		4601 SHERIDAN ST #300	HOLLYWOOD	FL	33021	
CARR REAL ESTATE VENTURES LTD		602 SW 12 AVE	FORT LAUDER	FL	33312	
CARTER-PACE,RUTHINE V		PO BOX 762651	SAN ANTONIO	TX	78245	
CARTER,TERRY		34 NW 6 AVE APT 2	DANIA BEACH	FL	33004	
CD FLORIDA PROPERTIES LLC		1948 NW 74 AVE	HOLLYWOOD	FL	33024	
CELORRIO,JOSE GEY		920 SW 30 ST NW TER	PEMBROKE PII	FL	33024	
CHARLES,NADIA	KOFFI,MAGDALENE	600 NW 3 ST	DANIA BEACH	FL	33004	
CHEN,TONY	TAN,KAH KAH	3327 SHERIDA ST	HOLLYWOOD	FL	33021	
CHRISTINE M PROST REV LIV	TR DANIELLE AGUIAR REV LIV TR	PO BOX 290484	DAVIE	FL	33329	0484
CHUDNOVSKI,GAYANA	CHUDNOVSKI,OLEG	121 NE 1 CT	FORT LAUDER	FL	33004	
CIEZADLO,NANCY ANN		63 N FEDERAL HWY	DANIA BEACH	FL	33004	
CLASSICS ENTERPRISES LLC		118 NW PARK ST	DANIA BEACH	FL	33004	2828
CODREA, ANDREI V & REBECA D		109 NE 2 PL	DANIA BEACH	FL	33004	
COLLINS SUITE ENTERPRISES LLC		22 SW 5 AVE	DANIA BEACH	FL	33004	
COMERLAT HOSPITALITY 1 LLC		20801 BISCAYNE BLVD STE 403	AVENTURA	FL	33180	
CONTI,HARRY A JR & BARBARA ANN		126 NE 1 CT	DANIA BEACH	FL	33004	2817
COOK,DOUGLAS JR		225 NW 5 AVE	DANIA BEACH	FL	33004	2726
COOPER,D L EST BROWN	GREEN,ELNORA EST	234 NW 5 AVE	DANIA BEACH	FL	33004	2727
COSAC HOMELESS	ASSISTANCE CENTER INC	2101 SW 136 AVENUE	DAVIE	FL	33325	
COVRE,MARGARET ANTONIAVAN	ARSDALE,CAROL LYNN	249 GLENEAGLES DR	ATLANTIS	FL	33462	
COZY COVE MARINA INC		300 N FEDERAL HWY	DANIA BEACH	FL	33004	
CRISTAFARO,VINNIE H/E	CRISTAFARO,LAMESHA	214 NE 1 CT	DANIA BEACH	FL	33004	
CURRY,ROSALIND	KEISHA ROBINSON EST ETAL	235 NW 6 AVE	DANIA BEACH	FL	33004	
DAISE,RODERICK D & BETTY J		1006 NW 2 ST	DANIA BEACH	FL	33004	2771
DANIA BEACH ENTERPRISES LLC		3801 NORTH PARK ROAD	HOLLYWOOD	FL	33021	1903
DANIA BEACH HOSPITALITY GROUP LLC		1955 HARRISON ST #200	HOLLYWOOD	FL	33020	
DANIA PHOENIX CORP		3815 S LAKE DR	BOYNTON BEA	FL	33435	
DANIA PLAZA INC		PO BOX 1814	DANIA BEACH	FL	33004	1814
DANIA WAREHOUSE 110 LLC		4191 PARK VIEW DR	HOLLYWOOD	FL	33021	
DANIEL L CHOLAK TR		3111 N OCEAN DR #403	HOLLYWOOD	FL	33019	
DANNY 1712 LLC		8737 NW 39 ST	HOLLYWOOD	FL	33024	8740
DARLING,TAURA H/E	KEEL,HELEN EST ETAL	514 NW 3 STREET	DANIA BEACH	FL	33004	
DE LEON,EDGARDO ARIEL		501 E DANIA BEACH BLVD #1L	DANIA BEACH	FL	33004	
DECOTA GROUP		201 NE 2 CT	DANIA BEACH	FL	33004	

DEUTSCHE BANK NATL TR CO	TRSTEE%SELECT PORTFOLIO SERVICING	3217 S DECKER LAKE DR	SALT LAKE CIT UT	84119
DIANNE CULTON MCCORMICK IRREV	TR%EVELYN TORRES	PO BOX 180874	CORONADO CA	92178
DISMAS CHARITIES INC		2500 SEVENTH ST RD	LOUISVILLE KY	40208
DM RENTAL DENIA INC		1548 NE 110 ST	MIAMI FL	33161
DORCELY,HENRY	JOSE,LINDA	134 NW 7 AVE	DANIA BEACH FL	33004
DORCIN,JEAN G	JOSEPH,MIRLANDE	229 NW 6 AVE	DANIA BEACH FL	33004
DOWDELL,ARRIE L EST		213 NW 6 AVE	DANIA BEACH FL	33004
DRAX INVESTMENTS PROPERTIES III LLC		7320 GRIFFIN RD #217	DAVIE FL	2730 33314
ETIENNE,NADEGE	JOSEPH,RENE	117 NW 5 AVE	DANIA BEACH FL	33004
EWERS,CARLA		228 NW 5 AVE	DANIA BEACH FL	33004
F & P APARTMENTS LLC		167 N FEDERAL HWY	DANIA BEACH FL	33004
FALLAD,JORGE M &	VELEZ,MARIA A	102 N FEDERAL HWY	DANIA BEACH FL	33004
FANUDIO LLC		2875 NE 191 ST SUITE 801	AVENTURA FL	2804 33180
FEDD-YOUNG,MELINDA	ANN YOUNG,RICKIE	225 NW 7 AVE	DANIA BEACH FL	33004
FELIGNA CORP		2069 NE 123 ST	NORTH MIAMI FL	33181
FEQUIERE,DAVOUSTSAINT	CYR,DARNA S GUETSHINA	515 NW 3 TER	DANIA BEACH FL	33004
FG REI LLC		1741 NW 106 AVE	PEMBROKE PII FL	33026
FINLEY,REGINA M	H/E GULLEY,KEITH	118 NE 2 PL	DANIA BEACH FL	2825 33004
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDER FL	33309
FLORIDA EAST COAST RAILWAY LLC	ATTN: DANIELA BRANDENBURG	7150 PHILIPS HWY	JACKSONVILLE FL	32256
JURISDICTION		PO BOX 62	DANIA BEACH FL	33004
FLORIDA POWER & LIGHT CO	ATTN: PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD	JUNO BEACH FL	33408
FONTUS CAPITAL LLC%	BRAM PORTNOY	2426 MADISON ST	HOLLYWOOD FL	33020
FP USA DANIA LLC		31 SE 5 ST #CU-203	MIAMI FL	33131
FUENTES,PEDRO EST		114 NE 1 CT	DANIA BEACH FL	33004
GALEANO TIUSO,CAMILO	AROBELTO RODRIGUEZ,LICED Y	237 NW 7 AVE	DANIA BEACH FL	2817 33004
GAO,YUNQING		5190 NW 165 ST UNIT D	MIAMI GARDEN FL	33014
GAO,YUNQING		19651 NE 22 AVE	MIAMI FL	33180
GARNETT REAL ESTATE HOLDINGS LLC		302 NW 1 ST	DANIA BEACH FL	33004
GEORGE,BERNARD & DENISE R		207 NW 7 AVE	DANIA BEACH FL	33004
GERTSENZON,MARINA EST		215 NW 4 AVE	DANIA BEACH FL	33004
GIBSON,CODY ANTHONY	SCOTT,MELISSA JANE	122 NE 1 CT	DANIA BEACH FL	33004
GIBSON,STINA S		225 NW 4 AVE	DANIA BEACH FL	33004
GOLDEN BEACH HOLDINGS INC		801 S UNIVERSITY DR STE A112	PLANTATION FL	33324
GOMEZ,GEISET SANCHEZ		129 NE 1 CT	DANIA BEACH FL	33004
GONZALEZ,FABIAN	323-325 NW 5 AVE LAND TR	325 NW 5 AVE	DANIA BEACH FL	33004
GOODINGS,TERRENCE H/E	GOODINGS-MORAIN,JOYCELYN	220 NW 7 AVE	DANIA BEACH FL	33004
GRAY,CHRISTINA SUSAN	M MICKETT REV TR ETAL	5623 SW 116 AVE	COOPER CITY FL	33330
GREAT HOME DEALS LLC		2101 S OCEAN DR #507	HOLLYWOOD FL	33019
GREATER MT ZION AME CHURCH INC		215 NW 5 AVE	DANIA BEACH FL	33004
H & C INTERNATIONAL TRADING LLC		8527 PINES BLVD #202	PEMBROKE PII FL	33024
HABAKA LLC		114 NE 2 PL	DANIA BEACH FL	33004
HARRIS,BRENDA		720 NW 3 ST	DANIA BEACH FL	33004
HARRIS,CHRISTY HOLLY		221 NW 7 AVE	DANIA BEACH FL	33004
HARRIS,MARK ROBERT		110 NE 2 PL	DANIA BEACH FL	2723 33004
HAUPTMAN FAM TR	HAUPTMAN,GERTRUDE L TRSTEE ETAL	34 LESLIE MEWS	OCEAN PINES MD	21811
HE,XIAO XIA		242 S FEDERAL HWY	DANIA BEACH FL	33004
HELMAN,SYLVIE DIANE H/E	SYLVIE DIANE HELMAN REV LIV TR	113 NE 2 PL	DANIA BEACH FL	33004
HERSHEY,ELENA		1151 SW 156 AVE	PEMBROKE PII FL	33027
HILER BUFFALO LLC		75 COLUMBIA AVE	CEDARHURST NY	11516
HOLOCAUST DOCUMENTATION	AND EDUCATION CENTER INC	303 N FEDERAL HWY	DANIA BEACH FL	33004
HOLTZOPLE,HEATHER		202 NE 1 CT #1-2	DANIA BEACH FL	33004
HONE,EUNICE M ROBERT	E & EUNICE M HONE REV TR	102 NE 2 PL	DANIA BEACH FL	33004
HOWE,ROBERT WILLIAM	& HOWE,BARBARA	920 SW 21 CT	FORT LAUDER FL	33315
HULTGREN,RYAN T	MADRID,BRIANA	213 NE 2 AVE	DANIA BEACH FL	33004
HUNT,TERRANCE LAMONT	TRIBUE-HUNT,JANICE VALECIA	2836 SW 17 AVE	FORT LAUDER FL	33315
IDM INVESTMENT LLC		4750 SW 57 AVE	DAVIE FL	33314
IELC LAND TRMEDINA,A	& MEDINA,C TRSTEEES	236 N FEDERAL HIGHWAY SUITE 101	DANIA BEACH FL	33004
INVESTMENTS KOPE LLC		2562 SE 14 ST	POMPANO BEA FL	33062
ITZKOWITZ,FRANCINE		11658 SW SAILFISH ISLES WAY	PORT ST LUCI FL	34987
IV SONS LLC		3620 NE 17 AVE	OAKLAND PAR FL	33334
IVES,RANDOLPH JR H/E	IVES,IONE & RANDOLPH ETAL	217 NW 4 AVE	DANIA BEACH FL	33004
IZQUIERDO,ANTUAN	PRED,ALEXANDRIA	106 NE 2 PL	DANIA BEACH FL	33004
J E R INVESTMENTS INC		215 N FEDERAL HWY	DANIA BEACH FL	33004
JACKSON,SHERISSA		200 NW 7 AVE	DANIA BEACH FL	33004
JAMES,CORAZON		1075 92 ST #401	MIAMI BEACH FL	33154
JAMROCK PROPERTIES &	INTERIOR DESIGN LLC	328 NE 2 CT	DANIA BEACH FL	33004
JB GONZAGA LLC		PO BOX 85194	HALLANDALE E FL	33008
JEAN-LOUIS,DAUDI		149 NW 6 AVE	DANIA BEACH FL	33004
JOHNSON,DEMETRIUS	JOHNSON,GEOTIS	126 NW 7 AVE	DANIA BEACH FL	33004
JONES,CORINTHIAN A		135 NW 6 AVE	DANIA BEACH FL	33004

JONES,M L JR & BARBARA H		PO BOX 357	DANIA BEACH FL	33004	0357
JPRUIZ INVESTMENTS LLC		517 W 28 ST	HIALEAH FL	33010	
JUDGE,RICHARD JR		121 NW 4 AVE	DANIA BEACH FL	33004	
JULAKANTI,VENKAT	REDDYMATHA,NIRMALA ETAL	6477 N ANISE CT	DAVIE FL	33314	
KINGFISHER IRREV TR		3389 SHERIDAN ST #312	HOLLYWOOD FL	33021	
KNIGHT,BERNARD EISLEY		125 NW 5 AVE	DANIA BEACH FL	33004	
LAGUERRE,LUMENE DABEL	H/E LAGUERRE,JHIMY	505 NW 3 ST #1-2	DANIA BEACH FL	33004	
LANG RENTALS LLC		514 S 24 AVE #D	HOLLYWOOD FL	33020	
LARA,MARIO J GARCIA	MCDANIEL,EDDIANY A	118 NE 1 CT	DANIA BEACH FL	33004	2817
LAROSA,JOSEPH MICHAEL		229 NW 4 AVE # 1	DANIA BEACH FL	33004	2723
LEWIS,DOROTHY		56 CHAPMAN LANE	GALES FERRY CT	06335	
LILLIE PARRISH TR	JACKSON,CASTELLA PARRISH TRSTEE	2413 RALEIGH ST	HOLLYWOOD FL	33020	1611
LME PROPERTY HOLDINGS LLC		301 W HALLANDALE BEACH BLVD	HALLANDALE FL	33009	
LOPEZ,JOHANNA	BROUILLETTE,KENNETH	195 NE 2 ST	DANIA BEACH FL	33004	2824
LOUIS,MIDRENNE H/E	AUGUSTE,MARC ARTHUR	129 NW 6 AVE	DANIA BEACH FL	33004	
LOUIS,NELXI H/E	LOUIS,ERMANISE	125 NW 6 AVE	DANIA BEACH FL	33004	
LUCKEYS MOTEL INC		20 S FEDERAL HWY	FORT LAUDER FL	33301	
MANCUSI,JOSEPH A		214 NE 2 PL	DANIA BEACH FL	33004	4816
MANCUSI,MICHAEL		1525 SE 15 ST APT 24	FORT LAUDER FL	33316	2736
MAY,MICHAEL MARK		125 NE 1 CT	DANIA BEACH FL	33004	
MC CLAM,TONY L		505 NW 3 TER	DANIA BEACH FL	33004	
MCCRAY,WILLIE JOE		PO BOX 1121	DANIA BEACH FL	33004	1121
MCCUTCHEON,JAMES & NAOMI S		517 NW 3 PL	DANIA BEACH FL	33004	
MCCUTCHEON,NELSON		2709 NW 20 ST	FORT LAUDER FL	33311	
MCDUFFIE,HOMER & LINDA		120 NW 6 AVE	DANIA BEACH FL	33004	
MEGACYCLE TOO LLC		326 NE 2 CT	DANIA BEACH FL	33004	
MIGNONE,ANITA		146-148 NE 1 AVE	DANIA BEACH FL	33004	
MIRANJALI LLC		1500 SE 5 AVE	DANIA BEACH FL	33004	
MISKELL,VINCENT & JANE R		235 NE 2 AVE	DANIA BEACH FL	33004	4810
MONTOYA MUNOZ,NATACHA	OLIVA,KIANA	134 S 12 AVE	MOUNT VERNON NY	10550	
MORGAN,DAVID		240 NW 7 AVE	DANIA BEACH FL	33004	
MORRIS,ALVA M H/E	BRUNO,LATRICE MERCEDES	241 NW 7 AVE	DANIA BEACH FL	33004	
MUSCA,TANDINA C		134 NE 1 CT	DANIA BEACH FL	33004	
NANDY INC		140 N FEDERAL HWY	DANIA BEACH FL	33004	2804
NEW BHNV DANIA COMMERCIAL LLC		5430 SW 25 AVE	FORT LAUDER FL	33312	
NEW BHNV DANIA COMMERCIAL LLC		PO BOX 1975	HALLANDALE FL	33008	
NEW LIFE 2014 LLC		12550 BISCAYNE BLVD STE 406	NORTH MIAMI FL	33160	
NORTEI,EBENEZER		236 NW 5 AVE # 238	DANIA BEACH FL	33004	2727
NUBY,DAVID SR EST%PAMELA GAINES		1911 SCARBROUGH DR	STONE MOUNT GA	30088	3778
NUBY,RONALD DALE		417 OLD GRIFFIN RD	DANIA BEACH FL	33004	2744
OPEN DOOR TO CHRIST INC		PO BOX 578	DANIA BEACH FL	33004	0578
OTCHYCH,MARY ANN	OTCHYCH,ROMAN	210 SE 1 TER	DANIA BEACH FL	33004	3704
OVERINGTON,KARL		1018 PINE BRANCH CT	WESTON FL	33326	
PARKER,JAMES LEONARD II		608 NW 3 ST	DANIA BEACH FL	33004	2706
PAUL,CHARLCINA		14211 GEORGIAN CIR APT 202	FORT MYERS FL	33912	5623
PENSO,ANGELINA		209 NE 2 AVE	DANIA BEACH FL	33004	
PEREZ,JOSE		238 NW 7 AVE	DANIA BEACH FL	33004	
PEREZ,MAYELIN DEL CARMEN		511 NW 3 TER	DANIA BEACH FL	33004	
PIERRE,WALDECK BERMAN,BERLANISE	& BRUCE,UNIVE	229 NW 7 AVE	DANIA BEACH FL	33004	
POORAN,BUNASHIRE		2236 ELLIS AVE #2	BRONX NY	10462	
RAMEY,JOEL C		246 NE 2 AVE	DANIA BEACH FL	33004	4820
RATHAN,EILEEN	RATHAN,RON	98 71 ST	BROOKLYN NY	11209	
REYES,MONICA B		3129 S OCEAN DR #107	HALLANDALE FL	33009	
RIGUERO,NELLY H/E MARTINEZ,RODRIGO	& RIGUERO,SHARON	505 NW 3 PL	DANIA BEACH FL	33004	
RIOS,KIRA TIARE & LEINS		218 NW 7 AVE	DANIA BEACH FL	33004	
RIVADENEIRA,JEAN PAUL	MONTALVO TORRES,RICARDO	226 NW 6 AVE	DANIA BEACH FL	33004	
ROBERT MARKS & BARBARA MARKS	TRMARKS,BARBARA TRSTEE	925 S NORTHLAKE DR	HOLLYWOOD FL	33019	
ROBERTSON,RAYGINIA		404 NW 3 ST	DANIA BEACH FL	33004	2702
ROSARIO-ADDERLEY,NICOLE		146 NW 5 AVE	DANIA BEACH FL	33004	
ROSE,CLERANCE		125 SE 2 CT	DANIA BEACH FL	33004	
ROSENSTEEL FAM LIV TR		503 LAKESIDE CIR	SUNRISE FL	33326	
RUANO,JENNIFER A		117 NE 1 CT	DANIA BEACH FL	33004	
RUS'S PROPERTY LLC		7500 PEPPERTREE CIR N	DAVIE FL	33314	
RYAN J TIMBERG REV TR	TIMBERG,RYAN J TRSTEE	1519 SW 18 AVE	FORT LAUDER FL	33312	
RYAN,JOHN M		34 NW 1 AVE	DANIA BEACH FL	33004	
RYDER NASH LLC		41 NE 1 AVE #1	DANIA BEACH FL	33004	
RYDER NASH OFFICES LLC		1830 S OCEAN DR	HALLANDALE FL	33009	
S O S LAND CORP #3		345 N FEDERAL HWY	DANIA BEACH FL	33004	
SAB2016 LLC		20200 W DIXIE HWY #1203	AVENTURA FL	33180	
SALAZAR,MARIA		11110 S LAKEVIEW DR	PEMBROKE PII FL	33026	
SCURA,SUNDAY JR		213 NW 1 AVE	DANIA BEACH FL	33004	
SERAFINI VENTURES 2 LLC		1604 SE 10 ST	FORT LAUDER FL	33316	

SF HOME BUYERS LLC		3101 N FEDERAL HWY STE 606	FORT LAUDER FL	33306	
SFCLT DANIA I LLC		718 NE 2 AVE	FORT LAUDER FL	33304	
SHIRD,SHADARYLL LEATRICE		236 NW 7 AVE E	DANIA BEACH FL	33004	
SIGNORE,PETER ANTHONY III		210 NE 1 CT	DANIA BEACH FL	33004	
SINGH,PARAMVIR		16074 NE 21 AVE	MIAMI FL	33162	
SKYLAND PLAZA LLC		2734 POLK ST UNIT F	HOLLYWOOD FL	33020	
SMITH,MERDEEN JEAN	STEWART,STEVE SEBASTIAN	141 NW 6 AVE	DANIA BEACH FL	33004	
SMITH,RAYMOND FITZGERALD		2369 RALEIGH ST	HOLLYWOOD FL	33020	1633
SMITH,TIERENEY K		514 NW 3 TER	DANIA BEACH FL	33004	2718
SNELL,BERTHA EST		214 NW 7 AVE	DANIA BEACH FL	33004	2733
SOTO,ROBERT	NATNAT,MICHAEL	324 MISSOURI ST	HOLLYWOOD FL	33019	
SOUTH FLORIDA HAITIAN	EVANGELICAL BAPTIST CHURCH INC	PO BOX 816	DANIA BEACH FL	33004	
ST JOSEPH WESLEYAN	METHODIST CHURCH	244 NW 5 AVE	DANIA BEACH FL	33004	
ST RUTH MISSIONARY	BAPTIST CHURCH INC	PO BOX 698	DANIA BEACH FL	33004	0698
SUNDAY AND CHERI'S LLC		10721 SW 57 PL	DAVIE FL	33328	
SWEET VALENTINO LLC		1820 N CORPORATE LAKES BLVD #109	WESTON FL	33326	
T&S 76 INVESTMENTS LLC		5640 SW 188 AVE	SOUTHWEST F FL	33332	
TALIAFERRO,SHIRLEY K H/D	JOHNSON,BARBARA EST	210 NW 6 AVE	DANIA BEACH FL	33004	
TAYLOR,DAVID		3388 NW 22 ST	LAUDERDALE I FL	33311	
TEMBUK LLC		PO BOX 1720	DANIA BEACH FL	33004	
THOMAS,AHMAD & ANGEL WARD		246 NW 7 AVE	DANIA BEACH FL	33004	
TIBREWALA,DEBORAH	TIBREWALA,RAVI SHANKAR	133 NE 2 AVE	DANIA BEACH FL	33004	4808
TIITF/STATE OF FLORIDA	FORMER MURPHY ACT LAND	DNR DOUGLAS BLDG	TALLAHASSEE FL	32399	
TISDALE,GEORGE		2316 CODY ST	HOLLYWOOD FL	33020	1424
TO AND SONS LLC		100 BELMONT LN	NORTH LAUDE FL	33068	
TORRES FONTANEZ,ARTURO		413 NW 3 TER	DANIA BEACH FL	33004	
TORRES,HUMBERTO MISAEL	H/E CRUZ,ALEXANDRA H/E ETAL	239 NW 6 AVE	DANIA BEACH FL	33004	
TREVI CAPITAL LLC		1400 SW 82 TER	NORTH LAUDE FL	33068	
TRUSLERI LLC		5201 RAVENSWOOD RD STE 114	FORT LAUDER FL	33312	
VETTORI LLC		38 NE 1 AVE	DANIA BEACH FL	33004	
VILLAR,MIGUEL & SHANNON G		230 NE 2 AVE #1-2	DANIA BEACH FL	33004	
VINCENT & ANGELA CANOSA REV TR	CANOSA,VINCENT & ANGELA TRSTEEES	4016 N OCEAN DR	HOLLYWOOD FL	33019	3905
WAKELAND,PATRICK A		509 NW 3 PL	DANIA BEACH FL	33004	
WILKE,DAVID L	H/E HIKIN,RUTH	113 NE 1 CT	DANIA BEACH FL	33004	
WILLIAMS,CARLA		230 NW 7 AVE	DANIA BEACH FL	33004	
WILLIAMS,TAMMIE L		221 NW 4 AVE	DANIA BEACH FL	33004	
WINDSOR,CLEMENTE & RADIAH		410 NW 3 TER	DANIA BEACH FL	33004	
WONG,ANGIE YUK NGAN		601 NW 3 TER	DANIA BEACH FL	33004	
YALE PROPERTIES DEVELOPMENT LLC		2960 NE 207 ST UNIT 913	MIAMI FL	33180	1453
ZAMBRANO,HUGO		5741 FREEDOM ST	HOLLYWOOD FL	33021	

EXHIBIT "A"

DESCRIPTION:

BEING ALL OF NW 3RD AVENUE RIGHT-OF-WAY (FORMERLY "EAST RAILROAD AVENUE" BY PLAT), ADJACENT TO LOTS 2, 3 AND 4 (INCLUSIVE) IN BLOCK 2, OF THE PLAT OF "THE TOWN OF MODELO" (NOW DANIA), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'B', PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4, AND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; SAID LINES TERMINATING AT THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY, AS SHOWN ON SAID PLAT.

SAID LAND SITUATED IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. SKETCH TO ACCOMPANY DESCRIPTION.

REVISION	DATE	BY	SKETCH AND DESCRIPTION	
			JOB #: RN9415	DATE: 07-08-24
			SCALE: 1"=40'	SHEET 1 OF 2
			DRAWN BY: CM	CHECKED BY: SKS

GIBBS

LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204, HOLLYWOOD, FL 33020 (954) 923-7600
LICENSED BUSINESS NO. 7018



EXHIBIT "A"



FLORIDA EAST COAST RAILWAY

EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY

NORTHWEST 3rd AVENUE
(FORMERLY "EAST RAILROAD AVENUE" BY PLAT)

"THE TOWN OF MODELO"
(NOW DANIA)
PLAT BOOK B, PAGE 49
PUBLIC RECORDS OF MIAMI-DADE COUNTY

LOT 1

NORTH LINE OF LOT 2

LOT 2

LOT 3

LOT 4

SOUTH LINE OF LOT 4

LOT 5

LOT 6

LOT 7

NORTHWEST 1st AVENUE

NORTHWEST 2nd STREET

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. SKETCH TO ACCOMPANY DESCRIPTION.

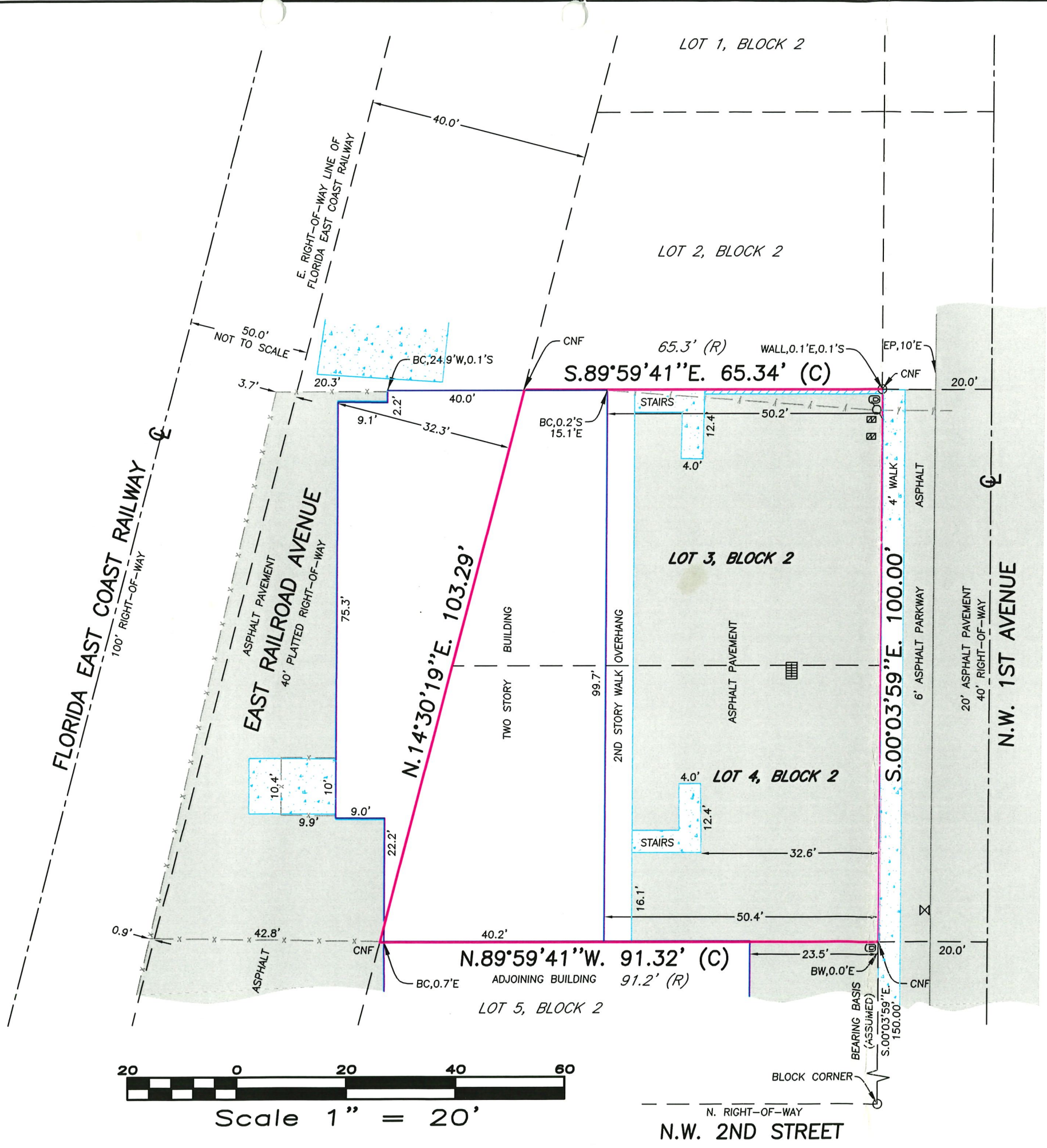
REVISION	DATE	BY

SKETCH AND DESCRIPTION	
JOB #: RN9415	DATE: 07-09-24
SCALE: 1"=40'	SHEET 2 OF 2
DRAWN BY: CM	CHECKED BY: SKS

GIBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204, HOLLYWOOD, FL 33020 (954) 923-7060
LICENSED BUSINESS NO. 7018

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL
OF THE FLORIDA LICENSED SURVEYOR AND MAPPER



LEGAL DESCRIPTION
 LOTS 3 AND 4, BLOCK 2, TOWN OF DANIA (ALSO KNOWN AS TOWN OF MODELO), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
 NARBLE INC

PROPERTY ADDRESS
 213-214 NW 1ST AVENUE
 DANIA BEACH, FL 33004

BOUNDARY SURVEY
 INVOICE # 42384U
 SURVEY DATE 10/23/24

FLOOD ZONE X0.2%
 MAP DATE 07/31/24
 MAP NUMBER 120034 0567J

LEGEND

	GUY ANCHOR		FP&L BOX
	WATER METER		CATCH BASIN
	FIRE HYDRANT		CLEAN OUT
	CABLE BOX		MANHOLE
	ELECTRIC SERVICE		WELL
	POOL EQUIPMENT		WATER VALVE
	POWER/LIGHT POLE		
	SPRINKLER SYSTEM		
	CONTROL VALVE		

	CONCRETE/CHAT
	ASPHALT PAVEMENT
	BRICK/TILE PAVERS
	WOOD DECK/DOCK
	PROPERTY LINE
	CENTERLINE
	CONCRETE WALL
	METAL FENCE
	WOOD/PVC FENCE
	OVERHEAD WIRES

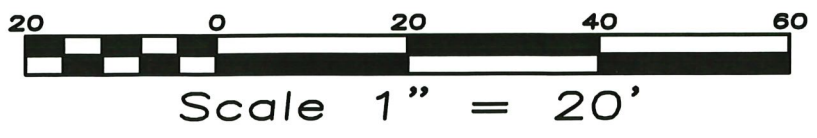
0.00 / 0.00 ELEVATION

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

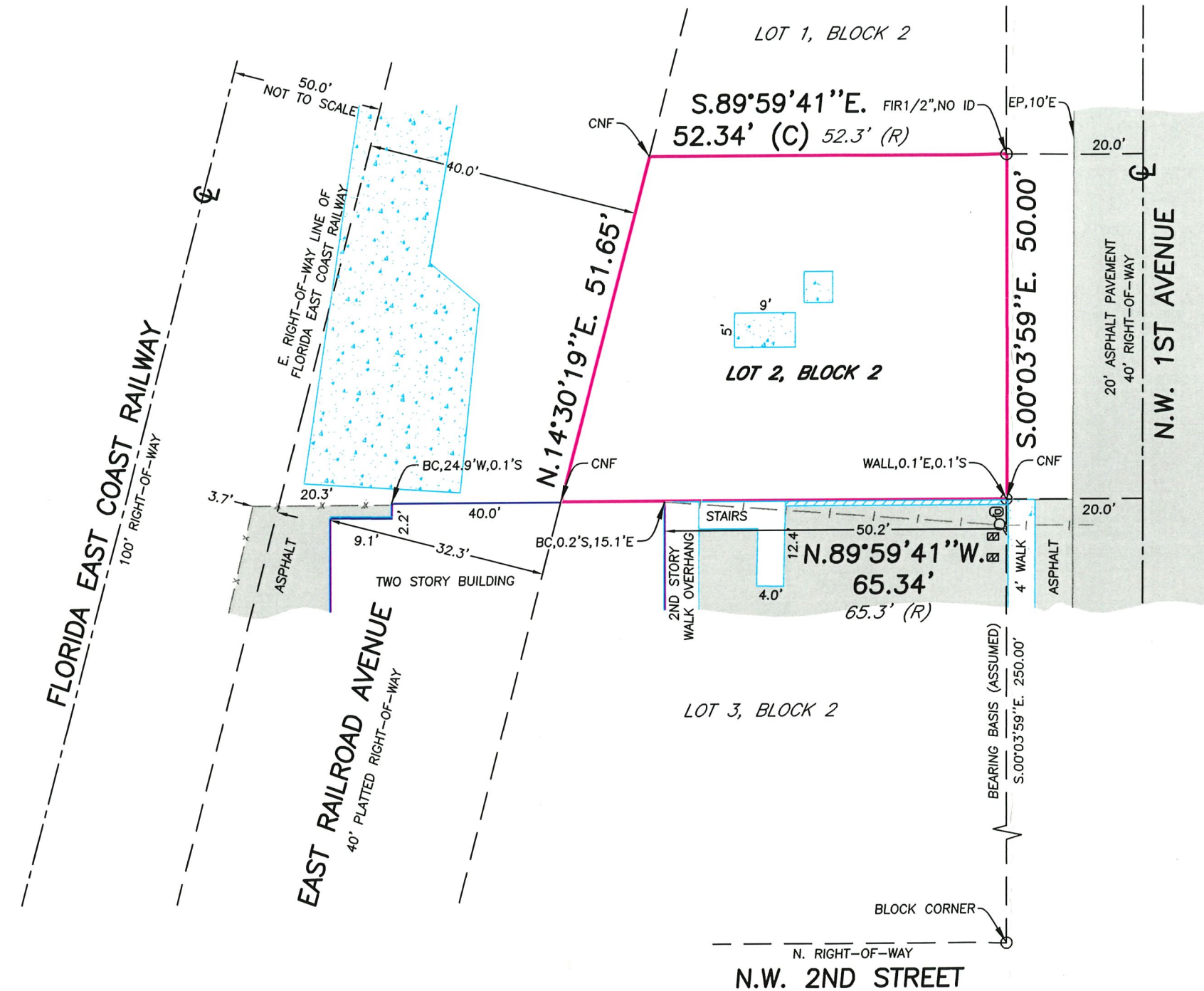
SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
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9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.



ATLANTIC COAST SURVEYING INC.

PAUL J. STOWELL
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5241
 ATLANTIC COAST SURVEYING, INC.
 13798 NW 4th Street, Suite 306
 Sunrise, FL 33325
 P: 954.587.2100 E: info@acsiweb.net



LEGAL DESCRIPTION
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CERTIFIED TO:
 SUNDAY AND CHERI'S LLC

PROPERTY ADDRESS
 225 NW 1ST AVENUE
 DANIA BEACH, FL 33004

BOUNDARY SURVEY
 INVOICE # 41689U
 SURVEY DATE 10/23/24

FLOOD ZONE X0.2%
MAP DATE 07/31/24
MAP NUMBER 120034 0567J

LEGEND

	GUY ANCHOR		FP&L BOX
	WATER METER		CATCH BASIN
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	CABLE BOX		MANHOLE
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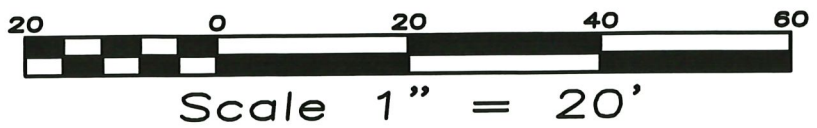
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ATLANTIC COAST SURVEYING INC.

PAUL J. STOWELL
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 Sunrise, FL 33325
 P: 954.587.2100 E: info@acsiweb.net

October 13, 2025

Via Certified Mail / Return Receipt Requested and email

Coker & Feiner, P.A.
Attn: Rod A. Feiner, Esq.
1133 Southeast Fourth Andrews Avenue
Fort Lauderdale, Florida 33316-1119

Re: Objection to Opposition Proposed Vacation of Right-of-Way at 213-217 N.W. 1st Avenue, Dania Beach, Florida

Dear Mr. Feiner:

Please be advised that Florida East Coast Railway, LLC ("FEC"), as the record owner of property adjacent to the right-of-way located to the west of the parcel owned by Mr. Sunday Scura Jr., hereby formally **objects** to the proposed vacation of the right-of-way referenced in your correspondence dated October 8, 2025.

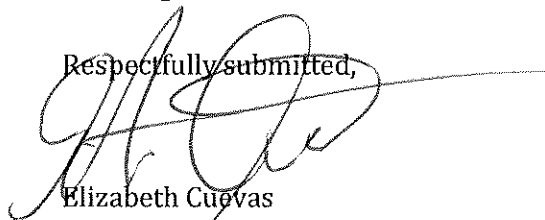
FEC has reviewed the subject matter and determined that the right-of-way in question is essential for the continued use, access, and maintenance of property under the ownership or control FEC. The right-of-way provides for essential operational and safety functions that would be adversely affected should the City of Dania Beach approve the requested vacation.

Accordingly, FEC respectfully opposes the proposed vacation and respectfully requests that the City of Dania Beach **deny** the pending petition submitted by or on behalf of Mr. Scura. Alternatively, FEC requests that, in lieu of vacation, the City of Dania Beach sell the subject property to FEC.

FEC further requests that this written objection be incorporated into the administrative record for any and all proceedings, hearings, or considerations before the City Commission of the City of Dania Beach concerning this matter.

Please direct any future correspondence or inquiries regarding this matter to the undersigned at the address indicated below.

Respectfully submitted,



Elizabeth Cuevas
Corporate Counsel

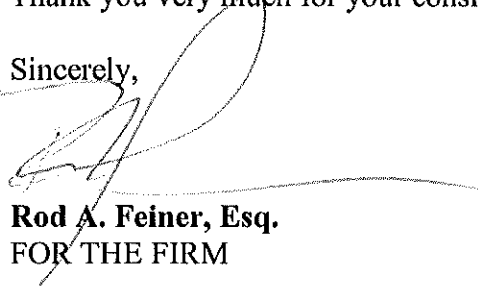
If you do have objections or questions with regard to the vacation request please send this completed letter and/or your objections or questions to the following:

Coker & Feiner
1133 Southeast 4th Ave.
Ft. Lauderdale, FL 33316
Attn: Rod A. Feiner, Esq.
E-mail: rafeiner@coker-feiner.com

City of Dania Beach
100 W Dania Beach Blvd
Dania Beach, FL 33004
Attn: Viviana Batista
E-mail: cbatista@daniabeachfl.gov

Thank you very much for your consideration of this item.

Sincerely,


Rod A. Feiner, Esq.
FOR THE FIRM

Response to Request

Florida East Coast Railway hereby:

supports the application to vacate the right-of-way
 objects to the application to vacate the right-of-way

STATE OF Florida :)
COUNTY OF Duval :)

The foregoing instrument was acknowledged before me this 14 day of October, 2025, by means of physical presence or online notarization, by Elizabeth Cuevas, as Corporate Counsel of Florida East Coast Railway. Such person is personally known to me or _____ who has produced _____ as identification.



Jessica Mercer
Notary Public
Name: Jessica Mercer
Commission Expires: 1/27/2028



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning and Zoning Manager

SUBJECT: TX-046-25: The applicant, the City of Dania Beach, is requesting a text amendment to modify Certified Recovery Residences definitions and to include the zoning district use regulations in the City's Land Development Code (LDC) in accordance with State Law. (First Reading).

Request:

To adopt the Ordinance, amending the City's Land Development Code to incorporate regulations for a certified recovery residence consistent with state law, effective July 1, 2025.

Public Hearing Notice

This item was duly advertised, posted, and noticed pursuant to Article 610 of the LDC.

Background:

Senate Bill 954, recently passed, requires local governments to implement certain procedures for handling and processing certified recovery residences requests by January 1, 2026. With this Code amendment, the City of Dania Beach City Code of Ordinances will provide a clear description of the use and zoning districts that allow this activity.

The state law amended Florida Statutes Section 397.487, which now provides a requirement that cities adopt procedures for the review and approval of certified recovery residences. Additionally, the City, in compliance with state law, seeks to include Certified Recovery Residences into the City's use regulations for the following zoning districts:

Neighborhood Mixed-Use	NBHD-MU
Multiple-Family (10 du/ac) Residential District	RM
Multiple-Family (16 du/ac) Residential District	RM-1
Multiple-Family (25 du/ac) Residential District	RM-2

This Text Amendment will require two public hearings by the City Commission.

Staff Analysis

The Planning and Zoning Staff has worked with the City Attorney's office to draft the use definition and zoning districts Text Amendment. The proposed Text Amendment will provide a clear definition for Certified Recovery Residences and the districts permitted for its operation in the City's Land Development Code.

This amendment differs from the regulations for Certified Recovery Residences established by state law by providing a clear description of the use and the zoning districts where the use is permitted by right. This amendment will establish the definition and specify the districts where the use is permitted by right and those where a reasonable accommodation is required.

Budgetary Impact

None.

Recommendation

Planning and Zoning Board Recommendation:

The Planning and Zoning Board met on December 17, 2025, and unanimously recommended that the City Commission approve the ordinance.

Staff Recommendation:

The Community Development Department is recommending that the City Commission approve the ordinance on first reading.

ORDINANCE 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”; AT ARTICLE 725, ENTITLED “DEFINITIONS,” TO AMEND SECTION 725-30, ENTITLED “TERMS DEFINED”, TO INCLUDE THE DEFINITION FOR CERTIFIED RECOVERY RESIDENCE; AND AMENDING PART 1, ENTITLED “USE REGULATIONS”, ARTICLE 105, ENTITLED “USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING”; AMENDING ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS, AT SECTION 110-20, ENTITLED “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES”; AND AMENDING PART 3, ENTITLED “SPECIAL ZONING DISTRICTS”, SUB-PART 1, ENTITLED “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS”, AT ARTICLE 302 ENTITLED “DETAILED USE REGULATIONS”; AT SECTION 302-10, ENTITLED “PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO INCLUDE ZONING DISTRICT USE REGULATIONS FOR CERTIFIED RECOVERY RESIDENCES, IN ORDER TO UPDATE THE CITY CODE CONSISTENT WITH STATE LAW UNDER “LAW OF FLORIDA 2025-182”, EFFECTIVE JANUARY 1, 2025; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 1, 2025, the City adopted Law of Florida 2025-182, which created regulations relating to reasonable accommodation for certified recovery residences and requiring cities to not discriminate against Certified recovery residences and, if applicable, include the use in the City’s schedule of permitted, unpermitted, and special exception tables; and

WHEREAS, the City, in compliance with state law, seeks to include certified recovery residences into the City’s use regulations for residential and open space zoning districts and within the CRA form-based zoning districts;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 entitled the “Land Development Code” : Part I, entitled “Use Regulations”, at Article 105, entitled “Use Regulations For Residential And Open Space Zoning Districts”; at Section 105-20 entitled “List of residential and open space districts permitted, special exception and prohibited uses,” is amended as follows:

**CHAPTER 28
LAND DEVELOPMENT CODE**

PART 1. USE REGULATIONS

* * *

ARTICLE 105 – USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS

* * *

Sec. 105-20. List of residential and open space districts permitted, special exception and prohibited uses.

<u>Legend</u>											
P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only SE - Permitted special exception use only											
NP - Not permitted											
USES	Estate	RS-18000, RS-12000	RS-8000, RS-6000	RD-8000	NBHD-RES	RM	RM-1	RM-2	PRD-1 (see section 105-220)	RMH	OS
Academic schools	SE	SE	SE	SE	SE	SE	SE	SE	NP	SE	NP
Agriculture [subject to section 105-180]	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cluster—Single-family	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Community garden/urban farm [subject to section 105-230]	P	P	P	P	P	P	P	P	P	P	P
Community residential home type 1 [subject to section 105-170]	P	P	P	P	P	P	P	P	P	P	NP
Community residential home type 2 [subject to section 105-170]	NP	NP	NP	NP	NP	P	P	P	P	NP	NP
Certified Recovery Residences	NP	NP	NP	NP	NO	P	P	P	NP	NP	NP

Section 3. That Chapter 28 entitled the “Land Development Code”, Part 3, entitled “Special Zoning Districts”, Sub-Part 1, entitled “Community Redevelopment Area (CRA) Form-Based Zoning Districts, at Article 302 entitled “Detailed Use Regulations”; at Section 302-10, entitled “Permitted, special exception and prohibited uses”, is amended as follows:

**CHAPTER 28
LAND DEVELOPMENT CODE**

* * *

PART 3. SPECIAL ZONING DISTRICTS.

SUBPART 1. - COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS

* * *

ARTICLE 302. DETAILED USE REGULATIONS

Sec. 302-10. Permitted, special exception and prohibited uses.

Legend: P = Permitted SE = Special Exception use (#) = Permitted subject to the restriction in section 302-20 having the same number that is within the parentheses NP - Not permitted Abbreviations: EDBB = East Dania Beach Boulevard SFED = South Federal Highway		Districts								
		City Center	EDBB-MU		SFED-MU			GTWY-MU	NBHD-MU	NBHD-RES
			Principal Street Frontage							
		EDBB	Other streets	S. Fed. Hwy	Other Streets					
MIXED USE [subject to section 302-40]										
Mixed residential and commercial use	P	P	P	P	P	P	P	P	NP	
OPEN SPACE [subject to article 312]										
Accessory uses	P	P	P	P	P	P	P	P	P	
Parks	P	P	P	P	P	P	P	P	P	
Plazas	P	P	NP	P	NP	P	P	P	NP	
Pocket parks	P	P	P	P	P	P	P	P	NP	
Tot lots	P	P	P	P	P	P	P	P	P	
Urban agricultural gardens	SE	NP	SE	NP	SE	NP	NP	NP	SE	
RESIDENTIAL										
Accessory uses	P	P	P	P	P	P	P	P	P	
Apartments, ground story	(2)	NP	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Apartments, upper story	P	P	P	P	P	P	P	P	(2)	

Community residential home - type 1; up to 6 residents (see section 725-30 for definition) (subject to section 105-170)	NP	NP	NP	NP	NP	NP	NP	P
Community residential home - type 2; 7—14 residents (see section 725-30 for definition) (subject to section 105-170)	(3)	NP	(3)	(3)	(3)	(3)	NP	NP
Certifies Residential Care Facility	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

Section 4. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 6. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 7. That this ordinance be codified in the City’s code of ordinances, at the Land Development Code section, Chapter 28 by Municode Corporation.

Section 8. That this Ordinance shall be effective 10 days after passage on second reading.

SIGNATURES ON THE FOLLOWING PAGE

PASSED on first reading on _____, 2026.

PASSED AND ADOPTED on second reading on _____. 2026.

First Reading:

Motion by: _____

Second by: _____.

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes

No

Commissioner Lori Lewellen

Commissioner Luis Rimoli

Commissioner Archibald J. Ryan IV

Vice Mayor Marco Salvino

Mayor Joyce L. Davis

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY

Order ID: 7910883

* Agency Commission not included

GROSS PRICE * : **\$307.50**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7910883

* Agency Commission not included

GROSS PRICE * : \$307.50

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Friday, December 26, 2025

Zone: Full Run

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, January 13, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-046-25: The applicant, the City of Dania Beach, is requesting a text amendment to modify Certified Recovery Residences definitions and to include the zoning district use regulations in the City's Land Development Code (LDC) in accordance with State Law. (First Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE"; AT ARTICLE 725, ENTITLED "DEFINITIONS," TO AMEND SECTION 725-30, ENTITLED "TERMS DEFINED", TO INCLUDE THE DEFINITION FOR CERTIFIED RECOVERY RESIDENCE; AND AMENDING PART 1, ENTITLED "USE REGULATIONS", ARTICLE 105, ENTITLED "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING"; AMENDING ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS, AT SECTION 110-20, ENTITLED "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES"; AND AMENDING PART 3, ENTITLED "SPECIAL ZONING DISTRICTS", SUB-PART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS", AT ARTICLE 302 ENTITLED "DETAILED USE REGULATIONS"; AT SECTION 302-10, ENTITLED "PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO INCLUDE ZONING DISTRICT USE REGULATIONS FOR CERTIFIED RECOVERY RESIDENCES, IN ORDER TO UPDATE THE CITY CODE CONSISTENT WITH STATE LAW UNDER "LAW OF FLORIDA 2025-182", EFFECTIVE JANUARY 1, 2025; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

Order ID: 7910883

* Agency Commission not included

GROSS PRICE * : **\$307.50**

PACKAGE NAME: SSC_Notice of Public Meeting

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information

Project: Text Amendments

Application Site: City Wide

Request: To request a text amendment to modify Certified Recovery Residences definitions and to include the zoning district use regulations in the City's Land Development Code (LDC) in accordance with State Law.

Hearing Date & Time: January 13, 2026 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Claudia Viviana Batista, PZ Manager, 954-924-6805 Ext. 3654
12/26/2025 7910883



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 10/27/25

Petition No.: TX-046-25

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) CITY OF DANIA BEACH

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text amend to modify Certified Recovery Residences definition to include the zoning district use regulations
*Please provide proposed **Plat Name & Criteria Statement** as required by the City's Land Development Code.*

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

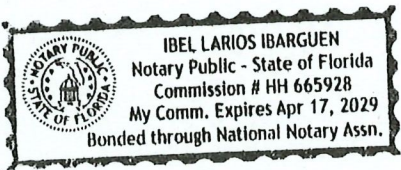
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 4th DAY OF December, 2025

By: [Signature]
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida.)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director
Claudia Viviana Batista, Planning & Zoning Manager

SUBJECT: TX-038-25: The applicant, the City of Dania Beach, is requesting a text amendment to modify reasonable accommodation regulations in the City's Land Development Code (LDC) in accordance with State Law. (First Reading).

Request:

To adopt the Ordinance, amending the City's Land Development Code to amend regulations for a certified recovery residence consistent with state law.

Public Hearing Notice

This item was duly advertised, posted, and noticed pursuant to Article 610 of the LDC.

Background:

On January 25, 2022, the City of Dania Beach adopted Ordinance 2022-007, which created a reasonable accommodation process for a recognized disability under federal law that would create a use not permitted in a zoning district. Three years later, on July 1, 2025, the state adopted Law of Florida 2025-182 (formerly Senate Bill 954), which created regulations relating to reasonable accommodation for certified recovery residences. The new state law amended Florida Statutes Section 397.487, which now provides a requirement that cities adopt procedures for the review and approval of certified recovery residences, including a process for requesting reasonable accommodations from land use regulations that otherwise prohibit such establishments.

The state law amendment requires that the City's procedures for a reasonable accommodation be consistent with state and federal law; establishes a written application process; requires the local government to date-stamp each application upon receipt, and request additional information within 30 days if required, giving 30 days for such response; requires final written determination within 60 days which either

approves in whole or part, with or without conditions, or denies the request, stating with specificity the objective reasons for denial and process for reconsideration; requires that an application which does not receive final determination within 60 days is deemed approved unless the parties agree to extension; and requires the application to include the name and contact information of the applicant, the property address and parcel identification number, and a description of any accommodation requested; and

Additionally, the City may establish additional requirements for the review or approval of reasonable accommodation requests, but may not require public hearings beyond the minimum required by law to grant the requested accommodation. The City may also include provisions for the revocation of a granted accommodation for cause, such as a violation of conditions or failure to maintain certification. The state law amendment also clarifies that the City's procedures cannot supersede covenants and restrictions related to condominium or homeowners' associations. The City seeks to update its code relating to a reasonable accommodation to specifically comply with the update in state law.

This ordinance would work in conjunction with the companion ordinance, which establishes in which zoning districts the certified recovery residence use can be utilized. If the use is proposed for a district in which the use is not authorized, the state requires a public hearing under a reasonable accommodation procedure. The City's reasonable accommodation procedure is being updated to be consistent with the new state law, effective January 1, 2026.

This Text Amendment will require two public hearings by the City Commission.

Staff Analysis

The Planning and Zoning Staff has worked with the City Attorney's office to draft the adoption of Law of Florida 2025-182 (formerly Senate Bill 954), proposed Text Amendment to update the City's Land Development Code by amending the regulations relating to reasonable accommodation for Certified Recovery Residences and making them consistent with recent legislative changes in state law.

This Text amendment differs from the definition and zoning districts by providing an update to the language on how this process takes place and adopting the procedures established by the State of Florida.

Budgetary Impact

None.

Recommendation

Planning and Zoning Board Recommendation:

The Planning and Zoning Board met on December 17, 2025, and unanimously recommended that the City Commission approve the ordinance.

Staff Recommendation:

The Community Development Department is recommending that the City Commission approve the ordinance on first reading.

ORDINANCE 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”; AT PART 1, ENTITLED “USE REGULATIONS”, ARTICLE 105, ENTITLED “USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING”, TO MODIFY SECTION 105-250, ENTITLED “REASONABLE ACCOMMODATION PROCEDURES,” TO UPDATE THE CITY’S REASONABLE ACCOMMODATION PROCURES RELATING TO RECOVERY CENTERS, ENSURING WRITTEN APPLICATION; 60 DAY REVIEW PROCESS; AND UPDATING THE CITY CODE CONSISTENT WITH STATE LAW UNDER “LAW OF FLORIDA 2025-182”, EFFECTIVE JANUARY 1, 2025; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on January 25, 2022, the City of Dania Beach adopted Ordinance 2022-007, which created a reasonable accommodation process for a recognized disability under federal law that would create a use not permitted in a zoning district; and

WHEREAS, on July 1, 2025, the State Law of Florida 2025-182, which created regulations relating to reasonable accommodation for certified recovery residences to be effective on January 1, 2026.; and

WHEREAS, the new state law amended Florida Statutes Section 397.487, which now provides a requirement that cities adopt procedures for the review and approval of certified recovery residences, including a process for requesting reasonable accommodations from land use regulations that otherwise prohibit such establishment; and

WHEREAS, the amendment requires that the City’s procedures for a reasonable accommodation be consistent with state and federal law; establishes a written application process; requires the local government to date-stamp each application upon receipt, and request additional information within 30 days if required, giving 30 days for such response; requires final written determination within 60 days which either approves in whole or part, with or without conditions, or denies the request, stating with specificity the objective reasons for denial and process for reconsideration; requires that an application which does not receive final determination within 60 days is deemed approved unless the parties agree to extension; and requires the application to

include the name and contact information of the applicant, the property address and parcel identification number, and a description of any accommodation requested; and

WHEREAS, additionally, the City may establish additional requirements for the review or approval of reasonable accommodation requests, but may not require public hearings beyond the minimum required by law to grant the requested accommodation; and

WHEREAS, the City may also include provisions for the revocation of a granted accommodation for cause such as a violation of conditions or failure to maintain certification; and

WHEREAS, the state law amendment also clarifies that the City’s procedures cannot supersede covenants and restrictions related to condominium or homeowners’ associations; and

WHEREAS, the City seeks to update its code relating to a reasonable accommodation to specific comply with the update in state law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 entitled the “Land Development Code”; Part 3, “Special Zoning Districts,”

CHAPTER 28

LAND DEVELOPMENT CODE

* * *

PART 1. USE REGULATIONS

* * *

ARTICLE 105. USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING.

* * *

Sec. 105-250. Reasonable accommodation procedures.

(A) Compliance with federal law. This section implements the policy of the city for the processing of requests for reasonable accommodation related to its ordinances, rules, policies, and procedures for persons with disabilities, or a provider of services to the disabled, as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. Section 12131 et seq.) ("ADA"). For purposes of this section, a "disabled" individual or person is an individual who qualifies as disabled under the FHA, ADA or both. Any person who is disabled or a provider of services to the disabled qualifying for

a reasonable accommodation may request a reasonable accommodation with respect to the city's land use and zoning laws, rules, policies, practices and procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section. The purpose of a reasonable accommodation is to modify a specific city requirement to ensure an individual with a disability has an equal opportunity to use and enjoy a dwelling. The City's regulation for which the applicant is seeking a reasonable accommodation does not facially discriminate against or otherwise disparately impact the applicant. Certified recovery centers may apply for a reasonable accommodation, regardless of zoning district consistent with the requirements of this section.

(B) Application. A request by an applicant for reasonable accommodation under this section shall be made in writing by completion of an application and submittal of a written statement relating to the reasonable accommodation request, which application (and shall be submitted to) the community development department (the "department"). The reasonable accommodation statement shall contain such information and as is necessary for processing the application and submittal of a written statement related to a reasonable accommodation request. If an eligible individual needs assistance to make a request for an accommodation, the department will provide assistance, including, but not limited to, transcribing a verbal request into a written request. The application must be date-stamped upon receipt by the City. The city must request additional information within 30 days of the completed application, based upon the date stamped and completed application. If required, the Applicant shall be provided 30 days for such response. The application shall be available at the department and online on the city's website, and shall include, at a minimum:

- (1) The name and contact information of the applicant or the applicant's authorized representative;
- (2) The property address and parcel identification number; and
- (3) A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(C) Medical Information. Should the information provided by the applicant to the city include medical information or records, including records indicating the medical condition, diagnosis or medical history of the disabled individual or his/her clientele, such individual may, at the time of submitting such medical information, request that the city, to the extent allowed by law, treat such medical information as confidential information of the disabled individual or his/her clientele. The city shall thereafter endeavor to provide written notice to the disabled individual or the disabled clientele of the applicant, representative or both, of any request received by the city for disclosure of the medical information or documentation which the disabled individual has previously requested to be treated as confidential. The city will cooperate with the applicant or disabled individual to the extent allowed by law, in actions initiated by such individual to oppose the disclosure of such medical information or documentation, but the city shall have no obligation to initiate, prosecute or pursue any such action, or to incur any legal or other expenses (whether by retention of outside counsel or allocation of internal resources) in connection therewith, and may comply with any judicial order without prior notice to the applicant or disabled individual.

(D) Public Hearing. When a complete reasonable accommodation application has been submitted to the department, it will be referred to a city special magistrate who shall have the authority to consider and act on requests for reasonable accommodation, after notice and hearing in accordance with article 610 of the Land Development Code of the city. The department may evaluate the application and prepare a staff report to address the factors listed in subsection (E) and is authorized to recommend such conditions as may be determined to be necessary to grant a reasonable accommodation given the context of the application. The special magistrate shall consider the request form, the staff report, if applicable, and any other relevant testimony or evidence concerning the request for a reasonable accommodation.

(E) Deadline for Review of Completed Written Application. The request for a reasonable accommodation shall have a final written determination on the application within 60 days of receipt of a completed application, and shall be placed on the docket to be heard by the special magistrate within forty-five (45) days of receipt of the complete reasonable accommodation request form. A written determination conforming to the decision of the special magistrate shall be issued within fifteen (15) days of the completed hearing and may, in accordance with federal law:

- (1) Grant the accommodation request - approve the request, in whole or in part, with or without conditions;
- (2) Grant a portion of the request and deny a portion of the request, or impose conditions upon the grant of the request or both; or
- (3) Deny the request, in accordance with federal law.

Any such denial shall be in writing and shall state the grounds for the denial. All written determinations shall give notice of the right to appeal. The notice of determination shall be sent to the requesting party (i.e., the disabled individual or his/her representative) by certified mail, return receipt requested. If a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

~~If reasonably necessary to reach a determination on the request for reasonable accommodation, the special magistrate may, prior to the end of the meeting at which the request is considered, request additional information from the requesting party, specifying in sufficient detail what information is required. The requesting party shall have fifteen (15) days after the date of the request for additional information to provide the requested information to the department. In the event a request for additional information is made, the Department shall have an additional (45) forty five-day period after the receipt of the additional information to set a second hearing before the special magistrate and a written determination shall be issued within fifteen (15) days after the second hearing. If the requesting party fails to provide the requested additional information within the (15) fifteen-day period, a written notice will be issued advising that the requesting party had failed to timely submit the additional information, and therefore the request for reasonable accommodation shall be deemed abandoned or withdrawn and no further action by the city with regard to the reasonable accommodation request shall be required.~~

(~~E~~F) Review Factors consistent with Federal Law. The written decision on a request for a reasonable accommodation made by the special magistrate shall be consistent with the FHA and ADA and based on the following factors:

- (1) Whether the requesting party has established that he/she, or the individual on whose behalf the application was submitted, is protected under the FHA, ADA or both by demonstrating that the person is disabled, as defined in the FHA, ADA or both. Although the definition of disability is subject to judicial interpretation, for purposes of this section the disabled individual must show:
 - a. A physical or mental impairment which substantially limits one (1) or more major life activities;
 - b. A record of having such impairment; or
 - c. That the person is regarded as having such impairment.
- (2) Whether the requested accommodation is reasonable and necessary to afford the disabled individual an equal opportunity to use and enjoy the dwelling.
- (3) Whether the requested accommodation would impose an undue financial or administrative burden on the city.
- (4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the city.

If the special magistrate finds that the requested accommodation will impose an undue financial or administrative burden on the city or will require a fundamental alteration in the nature of the land use and zoning regulations of the city, the special magistrate may determine whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions.

~~(F-G)~~ The city or the applicant may appeal a decision of the special magistrate to the circuit court in and for Broward County, Florida, in accordance with the Florida Rules of Appellate Procedure.

~~(G-H)~~ There shall be no fee imposed by the city in connection with a request for reasonable accommodation under this section and the city shall have no obligation to pay a requesting party's (or an appealing party's, as applicable) attorney fees and costs in connection with the request, or an appeal. The cost of the advertisement, mailer and labels will be assessed against the applicant.

~~(H-I)~~ While an application for reasonable accommodation, or appeal of a determination of same, is pending, the city will not enforce the subject zoning ordinance, rules, policies, and procedures against the applicant.

~~(I-J)~~ The following general provisions shall be applicable:

- (1) The city shall display a notice in the city's public notice bulletin board (and shall maintain copies available for review in the department and the city clerk's office), advising the public that disabled individuals or providers of services to the disabled qualifying for a reasonable accommodation may request reasonable accommodation as provided in this section.
- (2) A disabled individual may apply for a reasonable accommodation on his/her own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by the disabled individual pursuant to a power of attorney.

(3) The city shall provide such assistance and accommodation as is required pursuant to FHA and ADA in connection with a disabled person's request for reasonable accommodation, including, without limitation, assistance with reading application questions, responding to questions, completing the form, filing an appeal, and appearing at a hearing, etc., to ensure the process is accessible.

(4) In the event that a reasonable accommodation is granted, the applicant shall comply with any and all applicable building and engineering permitting processes required by the Code of Ordinances and the Land Development Code of the city.

(5) A reasonable accommodation is specific to the individual with a disability and does not run with the land.

(6) A reasonable accommodation does not alter an individual's obligation to comply with other applicable federal, state, county or city requirements, rules, regulations, or laws. The establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

(K) Revocation Of Reasonable Accommodation. The City may revoke a grant of accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under Florida Statute s. 397.487, or under City Code requirements, if not reinstated within 180 days.

(L) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to Florida Statutes chapter 719; or any declaration or declaration of covenant adopted pursuant to Florida Statutes chapter 720. The provisions of this section does not supersede covenants and restrictions related to condominium or homeowners' associations.

* * *

Section 3. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 6. That this ordinance be codified in the City’s code of ordinances, Land Development Code by Municode.

Section 7. That this Ordinance shall be effective January 1, 2026.

PASSED on first reading on _____, 2026.

PASSED AND ADOPTED on second reading on _____, 2026.

First Reading:

Motion by: _____

Second by: _____.

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

	Yes	No
Commissioner Lori Lewellen	_____	_____
Commissioner Luis Rimoli	_____	_____
Commissioner Archibald J. Ryan IV	_____	_____
Vice Mayor Marco Salvino	_____	_____
Mayor Joyce L. Davis	_____	_____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 10/13/25

Petition No.: TX-038-25

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) CITY OF DANIA BEACH

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text amendment to add reasonable accomodation for certified recovery residences
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code**.*

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

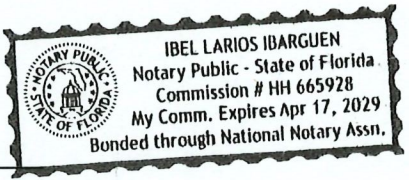
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 14th DAY OF Oct, 2025

By: Eleanor Norma.
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____
Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

***NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.
ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF
BEFORE PROCESSING OCCURS.***

Order ID: 7910891

* Agency Commission not included

GROSS PRICE * : **\$269.90**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7910891

* Agency Commission not included

GROSS PRICE * : **\$269.90**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Friday, December 26, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7910891

* Agency Commission not included

GROSS PRICE * : **\$269.90**

PACKAGE NAME: SSC_Notice of Public Meeting

**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, January 13, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-038-25: The applicant, the City of Dania Beach, is requesting a text amendment modifying reasonable accommodation regulations in the City's Land Development Code (LDC) in accordance with State Law. (First Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE"; AT PART 1, ENTITLED "USE REGULATIONS", ARTICLE 105, ENTITLED "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING", TO MODIFY SECTION 105-250, ENTITLED "REASONABLE ACCOMMODATION PROCEDURES," TO UPDATE THE CITY'S REASONABLE ACCOMMODATION PROCURES RELATING TO RECOVERY CENTERS, ENSURING WRITTEN APPLICATION; 60 DAY REVIEW PROCESS; AND UPDATING THE CITY CODE CONSISTENT WITH STATE LAW UNDER "LAW OF FLORIDA 2025-182", EFFECTIVE JANUARY 1, 2025; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information

Project: Text Amendments

Application Site: City Wide

Request: To request amendments to modify reasonable accommodation regulations in the City's Land Development Code (LDC) in accordance with State Law.

Hearing Date & Time: January 13, 2026 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Claudia Viviana Batista, PZ Manager, 954-924-6805 Ext. 3654

12/26/2025 7910891



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, Deputy Public Services Director / City Engineer

**SUBJECT: EXPENDITURE OF CITY FUNDS TO EXCEED \$1,000,000.00 FOR THE
MITIGATION OF LIFT STATION 4 - FIRST READING**

Request:

The Public Services Department (PSD) requests expenditure authorization of City funds that will exceed \$1,000,000.00 dollars each for the mitigation of Lift Station 4.

Background:

On October 14, 2025, the City issued Invitation to Bid ITB No 25-025 for the Lift Station #04 Mitigation, including site demolition, structural upgrades, mechanical and electrical improvements, installation of a generator system, and associated site restoration, in accordance with the plans and specifications prepared by Kimley-Horn and Associates, Inc.

On November 14, 2025, and subsequently reviewed by the Engineer of Record and City staff for responsiveness, qualifications, and compliance with the bid documents.

The following firms submitted bids:

Respondent	Total Bid Amount
• Southern Underground Industries, Inc	\$2,608,687.96
• Pabon Engineering Inc.	\$2,974,500.00
• Intercounty Engineering Inc.	\$3,944,944.00
• CMG Pipelines	\$3,580,634.50

Following technical review, reference checks, and evaluation of bid responsiveness, Kimley-Horn and Associates, Inc. recommended award to Southern Underground Utilities as the most responsive and responsible bidder.

Budgetary Impact

Funding for this project will be appropriated from Sewer Account No. 402-35-29-535-63-10, Funded through an FDEP Grant (DEP Agreement No. 23FRP30).

Recommendation

It is recommended that the City Commission authorize the expenditure of City funds exceeding \$1,000,000.00 dollars for the mitigation of Lift Station 4.

ORDINANCE NO. 2026-____

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), TO FUND THE LIFT STATION 4 MITIGATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2, “Certain Expenditures” of Article 3, “Powers of the City”, of the City Code of Ordinances, the City Commission must, by ordinance, approve any expenditures of City funds that exceed One Million Dollars (\$1,000,000.00) after two (2) advertised public hearings of the ordinance; and

WHEREAS, the City of Dania Beach issued Invitation to Bid (“ITB”) No. 25-025 for the Lift Station No. 4 Mitigation Project, which includes site demolition, structural upgrades, mechanical and electrical improvements, installation of a generator system, and associated site restoration, in accordance with the plans and specifications prepared by Kimley-Horn and Associates, Inc.; and

WHEREAS, the Public Services Department has recommended award of ITB No. 25-025 to Southern Underground Industries, Inc. as the most responsive and responsible bidder; and

WHEREAS, the base bid submitted by Southern Underground Industries, Inc. is \$2,608,687.96, and including a ten percent (10%) contingency of \$260,868.79, the total project cost is \$2,869,556.75, which exceeds the \$1,000,000.00 expenditure threshold; and

WHEREAS, funding for this project will be appropriated from Sewer Account No. 402-35-29-535-63-10, Funded through an FDEP Grant (DEP Agreement No. 23FRP30);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “WHEREAS” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Ordinance by this reference.

Section 2. That the proper City officials are authorized to expend more One Million Dollars (\$1,000,000.00) in funding the Project.

Section 3. That funding for this Project shall be appropriated from the Sewer Fund and is funded through a Florida Department of Environmental Protection (FDEP) grant, DEP Agreement No. 23FRP30. The Project includes a Permitting and FPL Allowance of \$25,000 as part of the bid.

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. That it is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

Section 6. That this Ordinance shall be effective immediately after passage on second reading.

PASSED on first reading on _____ 2026.

PASSED AND ADOPTED on second reading on _____ 2026.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, Deputy Public Services Director / City Engineer

**SUBJECT: EXPENDITURE OF CITY FUNDS TO EXCEED \$1,000,000.00 FOR THE
MITIGATION OF LIFT STATION 6 - FIRST READING**

Request:

The Public Services Department (PSD) requests expenditure authorization of City funds that will exceed \$1,000,000.00 dollars each for the mitigation of Lift Station 6.

Background:

On October 14, 2025, the City issued Invitation to Bid ITB No 25-026 for the Lift Station #06 Mitigation, including site demolition, structural upgrades, mechanical and electrical improvements, installation of a generator system, and associated site restoration, in accordance with the plans and specifications prepared by Kimley-Horn and Associates, Inc.

On November 14, 2025, and subsequently reviewed by the Engineer of Record and City staff for responsiveness, qualifications, and compliance with the bid documents.

The following firms submitted bids:

Respondent	Total Bid Amount
• Southern Underground Industries, Inc	\$2,941,383.57
• Razorback LLC	\$2,987,500.00
• Pabon Engineering Inc.	\$4,400,000.00
• CMG Pipelines	\$3,611,926.75
• Intercounty Engineering Inc.	\$4,299,945.25

Following technical review, reference checks, and evaluation of bid responsiveness, Kimley-Horn and Associates, Inc. recommended award to Southern Underground Utilities as the most responsive and responsible bidder.

Budgetary Impact

Funding for this project will be appropriated from Sewer Account No. 402-35-29-535-63-10 and is funded through a Florida Department of Environmental Protection (FDEP) grant, DEP Agreement No. 24SRP26.

Recommendation

It is recommended that the City Commission authorize the expenditure of City funds exceeding \$1,000,000.00 dollars for the mitigation of Lift Station 6.

ORDINANCE NO. 2026-____

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), TO FUND THE LIFT STATION 6 MITIGATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2, “Certain Expenditures” of Article 3, “Powers of the City”, of the City Code of Ordinances, the City Commission must, by ordinance, approve any expenditures of City funds that exceed One Million Dollars (\$1,000,000.00) after two (2) advertised public hearings of the ordinance; and

WHEREAS, the City of Dania Beach issued Invitation to Bid (“ITB”) No. 25-026 for the Lift Station No. 6 Mitigation Project, which includes site demolition, structural upgrades, mechanical and electrical improvements, installation of a generator system, and associated site restoration, in accordance with the plans and specifications prepared by Kimley-Horn and Associates, Inc.; and

WHEREAS, the Public Services Department has recommended award of ITB No. 25-026 to Southern Underground Industries, Inc. as the most responsive and responsible bidder; and

WHEREAS, the base bid submitted by Southern Underground Industries, Inc. is \$2,941,383.57, and including a ten percent (10%) contingency of \$294,138.35, the total project cost is \$3,235,521.92, which exceeds the \$1,000,000.00 expenditure threshold; and

WHEREAS, funding for this project will be appropriated from Sewer Account No. 402-35-29-535-63-10 and is funded through a Florida Department of Environmental Protection (FDEP) grant, DEP Agreement No. 24SRP26;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “WHEREAS” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Ordinance by this reference.

Section 2. That the proper City officials are authorized to expend more One Million Dollars (\$1,000,000.00) in funding the Project.

Section 3. That funding for this Project shall be appropriated from Sewer Account No. 402-35-29-535-63-10 and is funded through a Florida Department of Environmental Protection (FDEP) grant, DEP Agreement No. 24SRP26. The Project includes a Permitting and FPL Allowance of \$25,000 as part of the bid.

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. That it is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

Section 6. That this Ordinance shall be effective immediately after passage on second reading.

PASSED on first reading on January 13, 2026.

PASSED AND ADOPTED on second reading on _____ 2026.

First Reading:

Motion by: Vice Mayor Salvino

Second by: Commissioner Lewellen

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director

SUBJECT: TX-037-25: Text Amendment to update platting requirements to comply with state law (Second Reading).

Request:

To update the City Code of Ordinances relating to platting in order to come into compliance with new state law, effective July 1, 2025.

Background:

Background

In Florida law, a “plat” is a map or delineated representation of the subdivision of lands. It is a complete and exact representation of the subdivision and other information, in compliance with state law and any local ordinances. Generally, platting is required whenever a developer wishes to subdivide a large piece of property into smaller parcels and tracts. These smaller areas become the residential lots, streets, and parks of a new residential subdivision.

State law establishes consistent minimum requirements for the platting of lands, but also authorizes local governments to regulate and control platting. Prior to local government approval, the plat must be reviewed for conformity with state and local law and sealed by a professional surveyor and mapper employed by the local government. Before recording a plat, it must be approved by the appropriate local government, and evidence of the approval must be placed on the plat. If the plat is not approved, the local government must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.

According to state law, jurisdiction over plat review and approval is as follows:

- When the plat to be submitted for approval is located entirely within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.
- When the plat lies entirely within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.
- When the plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its own boundaries, unless both governing bodies having jurisdiction agree that one plat is acceptable.

To be recorded, every subdivision plat must include, in addition to other information required by statute, the following information:

- The name of the plat in bold legible letters. Each sheet of the plat must show the name of the subdivision, the professional surveyor and mapper or legal entity, and street and mailing address information.
- The section, township, and range immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.
- The dedications and approvals prepared by the surveyor and mapper and the local government, as well as the circuit court clerk's certificate and the professional surveyor and mapper's seal and statement.
- All section lines and quarter section lines occurring within the subdivision. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries must be defined by metes and bounds and courses.
- The location, width, and names of all streets, waterways, or other rights-of-way.
- The location and width of proposed easements and existing easements identified in the title opinion or property information report. All easements and their intended uses must be shown on the face of the plat or indicated in the notes or legend.
- All lots numbered either by progressive numbers or, if in blocks, progressively numbered in each block. Blocks must also be progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.
- The survey data needed to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat.
- All designated park and recreation parcels.
- All interior parcels excepted from the plat, clearly indicated and labeled as "Not a part of this plat."
- The purpose of all dedicated areas, clearly indicated or stated on the plat.
- All platted utility easements, which must provide that such easements are also easements for the construction, installation, maintenance, and operation of cable television services; however, the construction, installation, maintenance, and operation of cable television services may not interfere with the facilities and services of an electric, telephone, gas, or other public utility.

The new law amends s. 177.071, F.S., in connection with how local governments review and approve plats. Specifically, the bill requires local governments to review, process, and approve plats or replat submittals without action or approval by the governing body through an administrative authority and official designated by ordinance. The administrative authority must be a department, division, or other agency of the local government, and includes an administrative officer or employee which may be a county or city administrator or manager, or assistant or deputy thereto, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the local government's land development, housing, utilities, or public works programs. Under the bill, the authority must provide written notice in response to a submittal within seven days acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes. Unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. A denial must be accompanied by an explanation of why the submittal was denied, specifically citing unmet requirements. The authority or local

government may not request or require an extension of time. The bill took effect July 1, 2025.

To be consistent with state law the City needs to remove the code requirements for a quasi-judicial hearing before the City Commission for any plat, replat, or plat amendment. The City will need to also appoint an administrative authority and comply with the shorter review time periods required by the new law.

This item requires two (2) readings by the City Commission for adoption.

Budgetary Impact

None.

Recommendation

Previous Action

Planning and Zoning Board

The Planning and Zoning Board met on November 19, 2025, and unanimously recommended the City Commission approve the ordinance.

City Commission

On December 9, 2025, the City Commission approved this item on first reading.

Department Recommendation

The Community Development Department is recommending that City Commission approve the ordinance on second and final reading.

ORDINANCE 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE”; AT PART 6, ENTITLED “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS”, ARTICLE 640, ENTITLED “PLATS”, TO MODIFY THE CITY’S PLATTING REQUIREMENTS TO BE CONSISTENT WITH UPDATES IN STATE LAW DUE TO THE PASSAGE OF “LAW OF FLORIDA 2021-164,” WHICH MODIFY FLORIDA STATUTES SECTION 177.01, ENTITLED “ADMINISTRATIVE APPROVAL OF PLATS BY BY DESIGNATED MUNICIPAL OFFICIAL”, WHICH UPDATES REQUIRE THE ELIMINATION OF THE PUBLIC HEARING, QUASI-JUDICIAL PROCESS BY THE CITY COMMISSION TO APPROVE PLATS, AND TO ESTABLISH THE “ADMINISTRATIVE AUTHORITY OF THE CITY TO BE THE CITY’S COMMUNITY DEVELOPMENT DIRECTOR, OR DEPUTY; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in Florida law, “plat” means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable state requirements and of any local ordinances; and

WHEREAS, platting is required whenever a developer wishes to subdivide a large piece of property into smaller parcels and tracts, and these smaller areas become the residential lots, streets and parks of a new residential subdivision; and

WHEREAS, state law establishes consistent minimum requirements for the establishment of plats, and local governing bodies have the power to regulate and control the platting of lands; and

WHEREAS, prior to approval by the appropriate governing body, the plat must be reviewed for conformity with state and local law and sealed by a professional surveyor and mapper who is either employed by or under contract to the local governing body; and

WHEREAS, before a plat is offered for recording with the clerk of the circuit court, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat; and if not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation; and

WHEREAS, Florida Senate Bill 784, Introduced by Senator Ingogliahe, was signed into law by the Governor and became “Law of Florida 2025-164:”, which bill modifies chapter 177 of the Florida statutes; and

WHEREAS, the new law requires local governments to review, process, and approve plats or replat submittals without action or approval by the governing body through an administrative authority and official designated by ordinance; and

WHEREAS, the administrative authority must be a department, division, or other agency of the local government, and includes an administrative officer or employee which may be a county or city administrator or manager, or assistant or deputy thereto, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the local government’s land development, housing, utilities, or public works programs; and

WHEREAS, under the new law the authority must provide written notice in response to a submittal within seven days acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes; and

WHEREAS, unless the applicant requests an extension, the authority must approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. A denial must be accompanied by an explanation of why the submittal was denied, specifically citing unmet requirements; and

WHEREAS, the authority or local government may not request or require an extension of time; and

WHEREAS, as the City Code currently requires a public hearing, quasi-judicial process held by the City Commission, this requirement needs to be modified to authorize an administrative review process as now required under state law; and

WHEREAS, the City needs to modify the City’s Code to appoint an administrative authority to regulate and review plats, and needs to comply with the shortened deadlines provided for under state law; and

WHEREAS, the new law became effective July 1, 2025, and the City has modified its Ordinances to be consistent with the new law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 entitled the “Land Development Code”; Part 3, “Special Zoning Districts,”

**CHAPTER 28
LAND DEVELOPMENT CODE**

* * *

PART 6. DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

* * *

ARTICLE 640. PLATS

Sec. 640-10. Applicability.

- (1) No principal building may be constructed on any lot unless a plat or replat including the lot has been approved by both the city commission and county commission, administratively (for the City to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat), as required by Florida Statute 177.071 and recorded in the official records of Broward County subsequent to June 4, 1953. The administrative authority for the City shall be the Director of Community Development, or her Deputy Director.
- (2) This article will not apply to an application for a building permit which meets any of the following criteria:
 - (A) Construction of two (2) or fewer residential dwelling units. Applications for two (2) or fewer residential dwelling units on property under the same ownership, within five hundred (500) feet of property exempted within the past twelve (12) months, shall not be exempt (note: this exception shall be superseded by the platting provisions of the comprehensive plan until such time as the comprehensive plan is amended to provide for this exemption); or
 - (B) Construction of a multifamily or nonresidential principal building on a lot or parcel less than five (5) acres in size, which lot or parcel has been specifically delineated on a plat recorded on or before June 4, 1953, provided that any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan and the city's minimum road right-of-way criteria has been conveyed to the public by deed or grant of easement, as required by the city engineer; or

- (C) A building permit may be issued for a parcel of land for which a plat approval has been given by the Broward County Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the city and the county. Such agreement shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The city and county shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or
- (D) A building permit may be issued for an essential governmental facility after preliminary plat review where the Broward County Board of County Commissioners finds the immediate construction of the governmental facility is essential to the health, safety or welfare of the public and where the board of county commissioners determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made by agreement with the city. A certificate of occupancy shall not be issued until the plat is recorded.

Sec. 640-20. Supplemental application requirements.

In addition to the general application requirements in article 605, the applicant shall provide the following materials:

- (A) The applicant shall submit proof of plat submittal to the Broward County Development Management Division for concurrent processing.
- (B) The proposed plat, containing all of the data requirements in section 640-30, and in the quantity specified on the application form.
- (C) A conceptual access plan, drawn at a standard engineering scale no smaller than one (1) inch = one hundred (100) feet, except when a smaller scale is approved by the community development director. The conceptual access plan shall include:
 - (1) The location of the centerline, with dimensions from known land ties, such as section lines or centerlines of right-of-way, of all proposed access locations on all public rights-of-way abutting the plat.
 - (2) The number and direction of lanes proposed for each driveway or roadway access location.
 - (3) The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to the outer edge of any interior service drive or parking space with direct access to the driveway in the access location.
 - (4) The proposed minimum distance from the ultimate right-of-way line from the adjacent roadway to any proposed gate location.
- (D) A current survey (no older than six (6) months) which shows the following:
 - (1) The location of all existing structures, paved areas and easements on the property.
 - (2) Existing roadway details adjacent to the property including rights-of-way, pavement widths, sidewalks, driveways (curb cuts), curb and gutter, turn lanes, bus

bay, medians, median openings, traffic signals and signal equipment, street lights, pull boxes, utility poles and utility equipment, drainage structures, and fire hydrants.

- (E) An application for plat approval which abuts a trafficway which is functionally classified as a state road and which proposes direct vehicle access to the state road, shall also be accompanied by a valid preapplication approval letter from the Florida Department of Transportation issued pursuant to the "state highway system access management classification system and standards," as amended.
- (F) Master sheet required. Where a plat proposes development in phases, or where the graphical portion of plat covers multiple sheets, a master plat sheet shall be submitted covering all proposed phases/land area.
- (G) Location of off-site water and sewer lines, proposed connection location, and route the lines will take.
- (H) Improvements plan. Any proposed improvements to be constructed in connection with the plat shall be described in an improvements plan as set forth in section 640-90.
- (I) Tax receipts. All plat submittals shall include tax receipts for all parcels included in the subdivision together with a notarized statement that no lien or liens are imposed on properties included in the plat.
- (J) Deed restrictions. Any existing or proposed deed restrictions for properties included in the plat must accompany the plat application.

Sec. 640-30. Plat drawing and data requirements.

- (A) The plat drawing shall be printed on twenty-four-inch × thirty-six-inch paper.
- (B) The plat shall be drawn at a standard engineering scale no smaller than one (1) inch = one hundred (100) feet except when a smaller scale is approved by the Broward County Highway Construction and Engineering Division, Plat Section.
- (C) The plat shall contain the following:
 - (1) Proposed subdivision name or identifying title. Such name shall not be the same or in any way so similar to any name appearing on any recorded plat in Broward County as would confuse the records or mislead the public as to the identity of the subdivision, except when an existing subdivision is subdivided as an additional unit or section by the same developer or his successors in title.
 - (2) A plat location sketch showing the plat in relation to a nearby intersection of two (2) arterial, collector or other well-established existing roadways.
 - (3) North arrow, scale and date.
 - (4) Lots and blocks of adjacent recorded plats, giving plat book and page number along with names of such plats.
 - (5) All existing streets and alleys on or adjacent to the tract, including name and right-of-way width.
 - (6) The legal description of the property being platted.

- (7) All existing easements and rights-of-way within the plat limits with the purpose and the instrument of record labeled.
- (8) Location and width of all proposed ultimate rights-of-way, alleys, easements; proposed lot lines with dimensions, public areas, and parcels of land proposed or reserved for public use.
- (9) A signature block for the mayor, and community development department, providing spaces for the date of approval, signature, attestation by the city clerk adjacent to the mayor's signature block, and a space for the city seal to be set upon the plat linen. Language preceding the mayor's signature on the plat drawing shall state that the city agrees not to issue building permits for the construction, expansion, or conversion of a building within the plat until such time as the developer provides the city with written confirmation from Broward County that all applicable impact fees have been paid or are not due.
- (10) The land encompassed by the legal description shown on the plat shall be clearly identified with a heavy line, and shall show dimensions, and either bearings or interior angles of said parcel with independent ties to two (2) or more land corners, or independent ties to a recorded subdivision, and one (1) land corner. When a case arises where it is impractical to tie to a land corner because of lost or destroyed monuments, and the parcel can be adequately surveyed independent of said land corners, then the following points will be considered acceptable as land ties: block corners, permanent reference monuments, or permanent control points from a previously recorded plat. The use of these types of land ties shall be subject to approval by the County Surveyor.
- (11) Notes or legend, and any tabular data or other data pertinent to the plat, on each page that contains the drawing.
- (12) Dedication and acknowledgment language.
- (13) Mortgagee approval and acknowledgment language.
- (14) All plat dimensions shall be shown accurate to one-hundredths of a foot, except for riparian boundaries, which may be shown as approximate with a witness line showing complete dimension data. Rows of lots with the same dimensions may use ditto marks providing the first and last lots in the row are appropriately dimensioned.
- (15) Computation of the square footage of each parcel of land and the acreage of the land proposed to be platted accurate to the nearest square foot. All survey and survey information shall be certified by a professional surveyor and mapper licensed in the State of Florida.
- (16) The Surveyor's Certificate shall state conformity with:
 - (a) F.S. ch. 177.
 - (b) National Geodetic Vertical Datum (NGVD) and National Ocean Survey Third Order Control Standards.
 - (c) Applicable sections of Chapter 21 HH-6, Florida Administrative Code.

Sec. 640-40. Plat processing.

- (A) Any person seeking plat approval must submit the appropriate application, copies, and fee to the community development department.
 - (B) The community development director, ~~as the administrative authority of the City,~~ shall coordinate staff review of the plat, pursuant to the DRC procedures identified in Section 715-60, and issuance of review findings to the applicant. ~~When the community development director determines that the plat application satisfies all requirements of this article, the director shall schedule the plat for the next available city commission meeting.~~
 - ~~(C) Public notice shall be made in accordance with article 610.~~
 - ~~(D) The city commission shall review the plat for final disposition and approval of street names for all new streets within the plat.~~
 - ~~(E) Plat applications are matters that are quasi-judicial in nature as defined by section 2-1.3, Quasi-judicial proceedings. All matters which are defined as quasi-judicial in nature shall utilize the quasi-judicial hearing procedures set forth in the code. The petitioner shall bear the burden of providing competent substantial evidence that the plat should be granted.~~
 - ~~(F) Approval to be granted via resolution.~~
-
- (C) Within seven (7) business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with section 177.091, Florida Statutes. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.
 - (D) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (C). If the administrative authority does not approve the plat or replat, he or she must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body of the City, may not request or require the applicant to file a written extension of time.
 - (E)(1) Before a plat or replat is offered for recording, it must be administratively approved as required by this article, consistent with the requirements of S. 177.094, Florida Statutes by the appropriate governing body, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both governing body, two plats or replats must be prepared and each county or municipality governing body has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

(F) Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Sec. 640-50. Plat review criteria; city commission action. Reserved.

~~(A) Every plat shall comply with all requirements of this code. The city commission may approve, approve with conditions, or deny a plat application by resolution, based upon its findings relative to the review criteria.~~

Sec. 640-60. Effect of approval. Reserved

~~City commission plat approval signifies that the plat satisfies all city requirements for plats, and that the city accepts any right of way and easement dedications shown on the plat. The plat does not become effective until it is recorded after approval by the county commission. City commission plat approval does not authorize construction, but is a prerequisite to a site plan approval becoming effective, and to issuance of building permits.~~

Sec. 640-70. Amendment of plat. Reserved.

~~(A) Subsequent to city commission approval of a plat, the plat may be amended by the city commission, except for the following amendments that may be approved administratively.~~

~~(1) Adjustment of lot boundaries within the approved limits of the plat, provided the overall lot pattern and location of streets does not change.~~

~~(2) Increases of up to fifteen (15) percent of the proposed number of square feet of use listed in the restrictive note on a plat.~~

~~(3) Increases in excess of fifteen (15) percent of the proposed number of square feet of use listed in the restrictive note on a plat, if there is a corresponding reduction (in terms of~~

trip generation) in the number of square feet proposed for another nonresidential use within the plat.

~~(4) Redistribution of dwelling units or nonresidential building area within a plat that consists of multiple parcels.~~

~~(5) Amendment of the nonvehicular access line location or length.~~

~~(B) The application submittal requirements for administrative approval of a plat amendment shall include the general application requirements of article 605, and any supplemental materials required on the city application form.~~

~~(C) The director may require city commission approval of any plat amendment for which administrative approval is authorized.~~

Sec. 640-80. Plat expiration.

Plat expiration shall be governed by the plat expiration provisions of the Broward County Land Development Code. City plat approval shall be deemed to have expired when the plat has expired under the Broward County Land Development Code.

Sec. 640-90. Improvement plans.

(A) *Contents of an improvements plan.* The improvements plan associated with a plat application shall include information on the type and material of proposed improvements and the cost and schedule to construct said improvements. Part 4 of this code establishes the improvements and facilities that are required when subdividing and developing.

(B) *Modification of improvements plan.* If at any time before or during the construction of the required improvements it is demonstrated to the satisfaction of the city engineer that unforeseen conditions make it necessary or preferable to modify the location or design of such required improvements, the city's engineer may, upon approval of the administrative authority by the city manager, require modifications ~~provided these modifications are within the spirit and intent of the city commission's approval and do not extend to the waiver or substantial alteration of the function of any improvements required by the city.~~ The city engineer shall issue any authorization under this section in writing, sending a copy to the administrative authority ~~community development director.~~

(C) *Guarantee of improvements.* ~~Prior to city commission approval,~~ The developer shall post a surety bond or other acceptable security pursuant to the requirements of article 420, "Approval, Guarantee and Construction of Off-Site Improvements". The city administrative authority shall also have the discretion of conditioning the construction of the improvements upon issuance of a building permit or certificate of occupancy.

* * *

Section 3. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 6. That this ordinance be codified in the City’s code of ordinances, Land Development Code by Municode.

Section 7. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on _____, 2025.

PASSED AND ADOPTED on second reading on _____ 2025.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 10/13/25

Petition No.: TX-037-25

Other: _____ (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) CITY OF DANIA BEACH

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text amendment to update the code of ordinance relating to Platting in order to comply with new state law
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code**.*

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

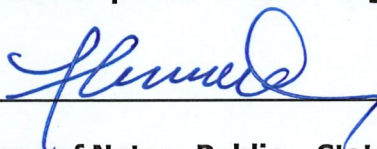
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: 
(Owner / Agent signature*)

BEFORE ME THIS 14th DAY OF Oct., 2025

By: Eleanor Norona
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary 
(Signature of Notary Public – State of Florida.)

Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

Order ID: 7899196

* Agency Commission not included

GROSS PRICE * : **\$274.60**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Tuesday, November 25, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7899196

* Agency Commission not included

GROSS PRICE * : **\$274.60**

PACKAGE NAME: SSC_Notice of Public Meeting

**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, December 09, 2025
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-037-25: The applicant, the City of Dania Beach, is requesting a text amendment to update the Platting requirements to comply with state law. (First Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE"; AT PART 6, ENTITLED "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS", ARTICLE 640, ENTITLED "PLATS", TO MODIFY THE CITY'S PLATTING REQUIREMENTS TO BE CONSISTENT WITH UPDATES IN STATE LAW DUE TO THE PASSAGE OF "LAW OF FLORIDA 2021-164," WHICH MODIFY FLORIDA STATUTES SECTION 177.01, ENTITLED "ADMINISTRATIVE APPROVAL OF PLATS BY BY DESIGNATED MUNICIPAL OFFICIAL", WHICH UPDATES REQUIRE THE ELIMINATION OF THE PUBLIC HEARING, QUASI-JUDICIAL PROCESS BY THE CITY COMMISSION TO APPROVE PLATS, AND TO ESTABLISH THE ADMINISTRATIVE AUTHORITY OF THE CITY TO BE THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR, OR DEPUTY; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information
Project: Text Amendment
Application Site: City Wide
Request: To update the City Code of Ordinances relating to platting in order to comply with state law.
Hearing Date & Time: December 09, 2025 at 7:00 PM
Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd.
Contact Information: Corinne Lajoie, MURP, AICP, Deputy Director, 954-924-6805 Ext. 3704
11/25/2025 7899196



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director

SUBJECT: TX-041-25: The applicant, the City of Dania Beach, is requesting several text amendments to the City's Land Development Code (LDC) (Second Reading).

Request:

1. To create Section 610-15, entitled "Community Outreach" to require a community outreach meeting occur prior to a public hearing.
2. To amend Section 610-30, entitled "Detailed notice provisions" to require mailed notice sent to each condominium owner in addition to the Association.
3. To amend Section 635-40, entitled "Supplemental application requirements" to eliminate the need for plans to be submitted on paper.
4. To amend Section 715-60, entitled "Development Review Committee" to eliminate the Executive Director of the CRA participate in the review process.

Background:

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continue to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

(1) Community Outreach.

This amendment creates a new provision requiring a community outreach meeting to occur prior to a public hearing. This is current policy and occurs regularly. This allows the applicant to present their project to the community and to answer questions that may arise.

(2) Condominium Mailed Notice.

This change requires mailed notice be sent to each condominium owner in addition to the

Association. Today mailed notice only needs to be given to the condominium association.

(3) Site Plan Application Requirements

This change reflects updates to the internal plan review function with the advent of electronic plan review by removing the paper submittal requirements.

(4) Development Review Committee.

This amendment removes reference to the Executive Director of the CRA as the Planning and Zoning Division staff are capable of reviewing and enforcing the cities regulations without the assistance of the CRA staff participating in a technical Site Plan review process.

This application requires two (2) public hearings by the City Commission.

Budgetary Impact

None.

Recommendation

Previous Action

Planning and Zoning Board

The Planning and Zoning Board met on November 19, 2025, and unanimously recommended the City Commission approve the ordinance.

City Commission

On December 9, 2025, the City Commission approved this item on first reading.

Recommendation

Department Recommendation:

The Community Development Department is recommending the City Commission to approve the ordinance on second and final reading.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) TO PROVIDE CLARITY AND UPDATED APPLICATION PROCEDURES AND NOTICE REQUIREMENTS; BY AMENDING PART 6, ENTITLED “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS” , TO CREATE SECTION 610-15, ENTITLED “COMMUNITY OUTREACH” TO REQUIRE COMMUNITY OUTREACH AS PART OF EACH APPLICATION; AMENDING ARTICLE 610 ENTITLED PUBLIC HEARING NOTICES, IN ORDER TO UPDATE SECTION 610-30, ENTITLED “DETAILED NOTICE PROVISIONS” TO PROVIDE FURTHER CLARITY TO NOTICE PROVISIONS; AMENDING ARTICLE 635, ENTITLED “SITE PLANS” AT SECTION 635-40, ENTITLED “SUPPLEMENTAL APPLICATION REQUIREMENTS” TO ELIMINATE PAPER SITE PLAN SUBMITTALS; AMENDING PART 7, ENTITLED “CODE ADMINISTRATION”, TO AMEND SECTION 715-60, ENTITLED “DEVELOPMENT REVIEW COMMITTEE” TO REMOVE REFERENCE TO THE CRA EXECUTIVE DIRECTOR; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, periodically the Community Development Department reviews the Land Development Code (LDC) in order to clarify provisions, remove obsolete language and to generally make the LDC easier to review and use; and

WHEREAS, the City is creating Section 610-15, entitled “Community Outreach” to make our standard practice a requirement by applicants for every zoning application; and

WHEREAS, the City is amending Section 610-30(D)(2)(c) entitled, Detailed notice provisions” to clarify that each owner of a condominium building must be mailed a public hearing notice; and

WHEREAS, the City is amending Section 635-40(E), entitled “Supplemental application requirements” eliminating paper site plan submittals; and

WHEREAS, the City is amending Section 715-60, entitled “Development review committee” to remove reference to the CRA Executive Director.

WHEREAS, the City desires to update its notice provisions to provide further clarity and to require community outreach meetings by applicants for every zoning application; and

WHEREAS, the City seeks to update its site plan and supplement application requirements, and Development Review Committee requirements;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 entitled the “Land Development Code” at Part 6, “Development Review Procedures and Requirements”, at Article 610 entitled “Public Hearing Notices” is hereby amended as follows;

**CHAPTER 28
LAND DEVELOPMENT CODE**

* * *

PART 6. “DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

* * *

ARTICLE 610 - PUBLIC HEARING NOTICES

* * *

Sec. 610-15. Community Outreach

The applicant for any application requiring public hearing must conduct community outreach to present the application to the surrounding community prior to the application being scheduled for public hearing. The intent is for the developer/applicant to meet with the community to discuss the development application, to understand the perspective of the community and mitigate any adverse impacts, if possible, before presenting the application at a public hearing. Applications that can be administratively approved shall also be required to conduct community outreach, unless waived by the Community Development Director. The method of reaching out to the community is left to the developer/applicant, however in-person meetings are preferred. Public notice must be provided to staff prior to notice being sent to the community. A summary of the outreach activity and discussion must be provided to staff prior to the application being scheduled for public hearing.

* * *

Sec. 610-30. Detailed notice provisions.

* * *

(D) *Mail notices.*

- (1) The mail notice radius in table 610-20 shall be measured from the boundaries of the land that is the subject of the application.
- (2) Mail notice shall be sent by U.S. Mail to the following:
 - (a) The owner(s) of the subject property(ies), as well as the petitioner(s); and
 - (b) The persons shown on the current tax rolls of Broward County to be the respective owners; or
 - © In the case of a condominium, notice shall be sent to the board of directors of the applicable condominium association as listed as registered with the Florida Department of State Division of Corporations, as well as each unit owner.
 - (d) Mail notice shall only be required to owners of land located within the city's boundaries.

* * *

Section 3. That Chapter 28 entitled the "Land Development Code" at Section 635-40 is amended as follows:

* * *

CHAPTER 28

LAND DEVELOPMENT CODE

* * *

PART 6 - DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS

* * *

ARTICLE 635 - SITE PLANS

* * *

Sec. 635-40. Supplemental application requirements.

In addition to the general application requirements, the applicant shall provide the following materials in the quantity specified on the application form with the exception of site plans within an approved Planned Mixed-Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL), for which any alternative requirements established in the approved Development Design Guidelines (DDG) shall govern:

- (A) Boundary survey and topographic survey signed and sealed by a professional surveyor and mapper registered in the State of Florida, with elevations provided on a one hundred (100) foot grid, including natural features and improvements and their current use, top of bank and edge of water for all water bodies and water courses, the location of utility lines within and adjacent to the site, adjacent and internal rights-of-way width and dedication information, pavement location and width, and all easements and reservations of record. If there are existing improvements on the property, they shall be depicted and dimensioned.

- (B) Tree survey.
- (C) The recorded plat and any agreements modifying the plat (example: amendment to the restrictive note or non-vehicular access line (NVAL)), if the property has been platted.
- (D) Draft of any required or proposed restrictive covenants, written sureties, and common area maintenance association documents, including those for the preservation of common open space areas; grants of easement for access, drainage, utilities or other purpose; or other restrictions to be imposed upon the use of the land and buildings.
- (E) ~~Site plans, including all information required in section 635-50, below, folded and bound together in separate plan sets with a cover sheet indicating plan sheet numbers. The overall size of plans shall be twenty four (24) inches by thirty six (36) inches drawn at a scale no smaller than one (1) inch equals twenty (20) feet, except when a smaller scale is approved by the community development director.~~ All plans shall be prepared by professional surveyors and mappers, engineers, architects, landscape architects, or other appropriate professionals as determined by Florida Law, who are licensed and registered in the State of Florida.

Section 4. That Chapter 28 entitled the “Land Development Code”, Part 7, “Code Administration”, Article 715, “Department of Community Development”, at Section 715-60 is amended as follows;

* * *

PART 7 – CODE ADMINISTRATION

* * *

ARTICLE 715 – DEPARTMENT OF COMMUNITY DEVELOPMENT

* * *

Sec. 715-60. Development review committee.

The Community Development Department is hereby assigned the responsibility to coordinate the duties of the Development Review Committee (DRC). The membership of the DRC shall include representatives from the fire-rescue, Community Development, and public services departments. When the circumstances of a proposed development necessitates review by additional city staff members or city consultants, the Community Development Director or his/her designee, may add such members to the committee as deemed necessary for the implementation of this section, in accordance with their respective areas of concern and expertise. ~~In addition, if the proposed development is located within the CRA area, the Executive Director of the CRA or designee shall also participate in the review process.~~ The Planning and Zoning Manager or designee shall chair, coordinate and administer the DRC. The duties of the DRC are to review small scale and large scale site plans, site plan modifications, plats and plat amendments, except for plat note amendments, for technical compliance and conformance with all applicable regulations, as it relates to each discipline and any other related issues as may be assigned by the Community Development Director. All meetings of the DRC shall be open to the public at all times and noticed in accordance with state law.

* * *

Section 5. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 7. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 8. That this ordinance be codified in the City’s code of ordinances, at the Land Development Code section, chapter 28 by Municode Corporation.

Section 9. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on December 9, 2025.

PASSED AND ADOPTED on second reading on _____ 2026.

First Reading:

Motion by: Commissioner Ryan

Second by: Commissioner Lewellen

Second Reading:

Motion by: _____

Second by: _____

VOTE AND SIGNATURES ON FOLLOWING PAGE

FINAL VOTE ON ADOPTION:	Unanimous	_____
	Yes	No
Commissioner Lori Lewellen	_____	_____
Commissioner Luis Rimoli	_____	_____
Commissioner Archibald J. Ryan IV	_____	_____
Vice Mayor Marco Salvino	_____	_____
Mayor Joyce L. Davis	_____	_____

ATTEST:

 ELORA RIERA, MMC
 CITY CLERK

 JOYCE L. DAVIS
 MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

 EVE A. BOUTSIS
 CITY ATTORNEY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 10/14/25

Petition No.: TX-041-25

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) CITY OF DANIA BEACH

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text amendments to community outreach, Site Plan, and DRC
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code**.*

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

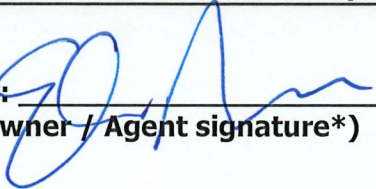
Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: 
(Owner / Agent signature*)

BEFORE ME THIS 14th DAY OF Oct., 2025

By:
Eleanor Norena
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary 
(Signature of Notary Public – State of Florida)

Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

Order ID: 7910888

* Agency Commission not included

GROSS PRICE * : **\$284.00**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7910888

* Agency Commission not included

GROSS PRICE * : **\$284.00**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Friday, December 26, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7910888

* Agency Commission not included

GROSS PRICE * : **\$284.00**

PACKAGE NAME: SSC_Notice of Public Meeting

**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, January 13, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-041-25: The applicant, the City of Dania Beach, is requesting several text amendments to the City's Land Development Code (LDC). (Second Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE" (LDC) TO PROVIDE CLARITY AND UPDATED APPLICATION PROCEDURES AND NOTICE REQUIREMENTS; BY AMENDING PART 6, ENTITLED "DEVELOPMENT REVIEW PROCEDURES AND REQUIREMENTS", TO CREATE SECTION 610-15, ENTITLED "COMMUNITY OUTREACH" TO REQUIRE COMMUNITY OUTREACH AS PART OF EACH APPLICATION; AMENDING ARTICLE 610 ENTITLED PUBLIC HEARING NOTICES, IN ORDER TO UPDATE SECTION 610-30, ENTITLED "DETAILED NOTICE PROVISIONS" TO PROVIDE FURTHER CLARITY TO NOTICE PROVISIONS; AMENDING ARTICLE 635, ENTITLED "SITE PLANS" AT SECTION 635-40, ENTITLED "SUPPLEMENTAL APPLICATION REQUIREMENTS" TO ELIMINATE PAPER SITE PLAN SUBMITTALS; AMENDING PART 7, ENTITLED "CODE ADMINISTRATION", TO AMEND SECTION 715-60, ENTITLED "DEVELOPMENT REVIEW COMMITTEE" TO REMOVE REFERENCE TO THE CRA EXECUTIVE DIRECTOR; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information

Project: Text Amendments

Application Site: City Wide

Request: To request approval of several text amendments to the City's Land Development Code (LDC)

Hearing Date & Time: January 13, 2026 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Corinne Lajoie, MURP, AICP, Deputy Director, 954-924-6805 Ext. 3704

12/26/2025 7910888



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director

SUBJECT: TX-036-25: The applicant, the City of Dania Beach, is requesting a text amendment to the City's Code of Ordinances, Land Development Code (LDC) (Second Reading).

Request:

To eliminating the provision in Article 295, entitled "Voluntary Mobility Program".

Background:

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continue to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

This proposed text amendment is to delete the entire section relating to Voluntary Mobility Program. The Community Development Departments is proposing to delete the entire Article entitled Voluntary Mobility Program for several reasons. The first being that this provision has never been used since its adoption in 2011.

Additionally, the regulations provide broad authorization to the Community Development Director to waive the requirements of a development to provide a traffic study if mobility improvements were offered by the developer.

Budgetary Impact

None.

Recommendation

Previous Action

Planning and Zoning Board

The Planning and Zoning Board met on November 19, 2025, and unanimously recommended the City Commission approve the ordinance.

City Commission

On December 9, 2025, the City Commission approved this item on first reading.

Department Recommendation

The Community Development Department recommends the City Commission approve the ordinance on second and final reading.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) AMENDING ARTICLE 295 ENTITLED “VOLUNTARY MOBILITY PROGRAM” TO ELIMINATE SAME; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, periodically the Community Development Department reviews the Land Development Code (LDC) in order to clarify provisions, remove obsolete language and to generally make the LDC easier to review and use; and

WHEREAS, the City is eliminating Article 295, entitled “Voluntary Mobility Program” to eliminate the provision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 entitled the “Land Development Code” at Article 295, is repealed:

* * *

PART 2 – SITE DEVELOPMENT REGULATIONS

* * *

ARTICLE 295. RESERVED. VOLUNTARY MOBILITY PROGRAM
Reserved Secs. 295-10 through 295-60.

Sec. 295-10. Generally.

~~(A) *Intent.* Maintaining and improving travel in and through the city is an important responsibility and consistent with the city's on-going effort to improve liveability and support transportation options. Broadening the previous focus on motorized vehicular travel to include transit, bicycle and pedestrian movement is a key objective in accomplishing this goal, since increasing the number of transportation options reduces demand for any one option. This approach is viewed as an aid in managing increasing vehicular traffic demand, but will also support broader diversity within the city and offer healthy lifestyle choices by providing~~

~~infrastructure that supports active transportation modes. This section institutes a policy to encourage development projects to utilize, incorporate and extend mobility options to its users and the general public through implementation of various voluntary design features and techniques that facilitate or enhance multimodal transportation options. The voluntary mobility program is a multimodal transportation program that is consistent with and implements Broward County's and the State of Florida's multimodal efforts, and the Transportation Element of the city's Comprehensive Plan.~~

~~(B) *Opportunity.* Development applicants that would otherwise be required, under this Code, to complete a traffic impact study or other traffic analyses as a part of their development application are offered the opportunity to, instead, choose to identify, in conjunction with city staff, right-sized mobility improvements from a non-static list of pre-approved mobility improvements that enhance the mobility of the city and are physically and financially feasible. A development applicant may also propose original mobility improvements which are consistent with citywide mobility goals and approved by the director. Upon meeting with the applicant and review of the applicant's proposed mobility improvements, the director, with input from the city's transportation consultant, shall determine whether the proposed improvements will substantially address the transportation impacts of the proposed development.~~

~~(C) *Definitions.* The following terms, as used in this article, shall have the meanings given below:~~

~~(1) *"Programmatic mobility improvements"* consist of programs and strategies that support mobility. They may be citywide or may primarily impact a subcomponent of the city's physical area or population. Programmatic mobility improvements may operate both within and outside of city boundaries.~~

~~(2) *"Capital mobility improvements"* or *non-programmatic mobility improvements* may take the form of physical mobility improvements or may consist of the maintenance of physical mobility improvements, or may be in the form of operational mobility~~

Sec. 295-20. Location of mobility improvements.

~~Mobility improvements may be located off-site or on-site. Off-site mobility improvements may be located within the right-of-way of the local roadway network or within the right-of-way of roadways designated in the Broward County Traffieways Plan, with required county and state approval if applicable. Off-site mobility improvements may also be located on adjacent or nearby private property, with the approval of the property owner(s). Mobility improvements may be programmatic or capital, as defined herein.~~

Sec. 295-30. Support for established mobility improvements.

~~Where the city has established a need for a capital or programmatic mobility improvement, development projects may contribute funding toward such improvements.~~

~~The director may also accept contributions to mobility improvements which are determined to be consistent with citywide mobility goals and the adopted Mobility Program Guidelines.~~

Sec. 295-40. Mobility program guidelines.

~~A detailed description of the voluntary mobility program and the streamlined development approval process associated with this option is provided in Mobility Program Guidelines, a handbook published and maintained by the department of community development.~~

Sec. 295-50. Enforcement.

- (A) ~~Off site improvements.~~ To ensure implementation of agreed upon off site capital or programmatic mobility improvements at the time of application for the first principal building permit for a development participating in the voluntary mobility program, the applicant shall post a performance bond, letter of credit or other form of surety approved by the city attorney in the amount of one hundred twenty five (125) percent of the estimated cost to construct or implement city approved mobility improvements in compliance with the agreed upon terms of the improvement or enhancement, regulations of the city, and any other permitting agencies. However, in the event that the director determines that all of the agreed upon off-site mobility improvements have been completed prior to the time of application for the first principal building permit for a development participating in the program, this surety requirement may be waived. If, at the deadline established in the agreed upon terms of the improvements, all agreed upon improvements have not been fully implemented, the issuer of the performance bond shall forfeit an amount equal to one hundred twenty five (125) percent of the remaining cost to complete implementation.
- (B) ~~On site improvements.~~ The director shall ensure implementation of agreed upon mobility improvements which are located on the development project site by requiring that such improvements be completed prior to the issuance of a certificate of occupancy for any principal building.

Sec. 295-60. Acceptance of mobility improvements, and release of performance bond.

A mobility improvement shall not be deemed to be accepted by the city until all agreed upon improvements, maintenance or enhancement work is determined by the director to be complete. Acceptance of a capital mobility improvement shall occur three hundred sixty five (365) days after the date that the improvement passes all final city inspections. In the case of a programmatic mobility improvement or a mobility improvement involving ongoing obligations for maintenance or future performance tasks, the date of city acceptance for such improvement shall be as provided in the agreed upon terms of the improvement. Upon the date of city acceptance, the director shall provide for the release of the performance bond or other surety.

* * *

Section 3. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 6. That this ordinance be codified in the City’s code of ordinances, at the Land Development Code section, chapter 28 by Municode Corporation.

Section 7. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on _____, 2025.

PASSED AND ADOPTED on second reading on _____ 2025.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

SIGNATURES ON THE FOLLOWING PAGE

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: _____

Date Rec'd: 10/06/25

Petition No.: TX-036-25

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) CITY OF DANIA BEACH - COMM. DEV.

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text Amend to Chapter 28 of the LDC amending article 295 titled Voluntary Mobility Program
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's **Land Development Code.***

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

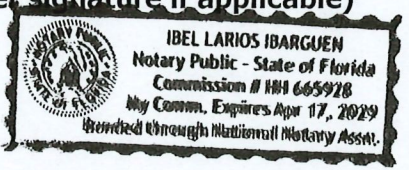
By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 7th DAY OF October, 2025

By:
Eleanor Norona
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of Florida)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

Order ID: 7910903

* Agency Commission not included

GROSS PRICE * : **\$241.70**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7910903

* Agency Commission not included

GROSS PRICE * : **\$241.70**

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Friday, December 26, 2025

Zone: Full Run

Color Spec. B/W

Preview

Order ID: 7910903

* Agency Commission not included

GROSS PRICE * : **\$241.70**

PACKAGE NAME: SSC_Notice of Public Meeting

**NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH, FLORIDA**

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, January 13, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-036-25: The applicant, the City of Dania Beach, is requesting a text amendment to the City's Code of Ordinances, Land Development Code (LDC). (Second Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE" (LDC) AMENDING ARTICLE 295 ENTITLED "VOLUNTARY MOBILITY PROGRAM" TO ELIMINATE SAME; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information

Project: Text Amendment

Application Site: City Wide

Request: To request approval of eliminating Article 295, entitled "Voluntary Mobility Program" to eliminate the provision.

Hearing Date & Time: January 13, 2026 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Corinne Lajoie, MURP, AICP, Deputy Director, 954-924-6805 Ext. 3704
12/26/2025 7910903



City of Dania Beach Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director

SUBJECT: TX-042-25: The applicant, the City of Dania Beach, is requesting several text amendments to the City's code of Ordinances, Land Development Code (LDC) (Second Reading)

Request:

1. To amend Section 100-50, entitled "Certificate of Use" adding processing details to the Land Development Code.
2. To amend Section 100-60 entitled, "Establishment of zoning districts" provide clarification on the existing zoning districts.
3. To amend Section 110-20, entitled "List of permitted, special exception and prohibited uses" adding an existing zoning district to the permitted uses table.
4. To amend Section 100-200(C), entitled "Outdoor restaurant seating" to include the Planned Residential Development zoning district in the existing regulations.
5. To amend Section 265-110(H)(1), entitled "Design and construction standards for parking lots" to eliminate the dimension requirements for wheel stops.
6. To amend Section 303-70(M) entitled "GTWY-MU, Beach Gateway Mixed-Use District" to specify building frontage standards.

Background:

On September 14, 2010, the City Commission approved the City's new Land Development Code (LDC) referred to as OneCode. As staff continue to use the new regulations, scrivener's errors, inaccuracies and vague, imprecise or ambiguous language continues to emerge, some of which staff is proposing to address at this time. In addition, over time any set of regulations becomes antiquated unless periodically updated.

(1) Certificate of Use.

This amendment will clarify the Certificate of Use terms as well as provide clear and concise guidelines for the application process. An additional section was added to provide the applicant with clear steps to request a new or replace the original document. These regulations formalize the department's review and processing procedure.

(2) Establishment of zoning districts.

This amendment will provide clarification on the classification for existing zoning districts, by properly locating the Planned Residential Development District within the mixed-use section.

(3) List of permitted, special exception and prohibited uses.

This amendment will incorporate the PRD-1 zoning district into the 110-20 list of permitted, special exception, and prohibited uses table as well as identify permitted uses within the district.

(4) Outdoor restaurant seating.

This amendment will incorporate the PRD-1 in the 100' distance from the residential neighborhood requirement.

(5) Design and construction standards for parking lots.

This amendment eliminates the dimension requirements for wheel stops. The dimensional requirement has been difficult to enforce.

(6) GTWY-MU, Beach Gateway Mixed-Use District.

This amendment will provide clear and concise frontage standards for applicants who wish to develop in the "GTWY-MU Gateway Mixed Use District". These standards are consistent with the other form-based zoning districts located on East Dania Beach Boulevard.

Staff Analysis

These amendments will clarify zoning regulations, improve consistency, and enhance review efficiently. By providing clearer application procedures, correct and refined zoning district classification, and resolving enforcement challenges by removing unnecessary standards. In addition, the amendments establish clearer and consistent development standards for mixed-use districts, by ensuring proper review process.

Budgetary Impact

None.

Recommendation

Planning and Zoning Board Recommendation:

The Planning and Zoning Board met on November 19, 2025, and unanimously recommended the City Commission approve the ordinance.

City Commission Recommendation:

The City Commission met on December 9, 2025, and unanimously approved the ordinance at first reading.

Department Recommendation:

The Community Development staff recommends the City Commission approve the ordinance at second and final reading.

ORDINANCE 2025-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED “LAND DEVELOPMENT CODE” (LDC) TO PROVIDE CLEAN UP AND CLARIFICATION OF LANGUAGE IN VARIOUS SECTIONS OF THE LDC AS FOLLOWS: PART I, ENTITLED “USE REGULATIONS”, AT ARTICLE 100, ENTITLED “GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS”; AT SECTION 100-50 ENTITLED “CERTIFICATES OF USE” TO UPDATE THE CERTIFICATE OF USE REQUIREMENTS; AMENDING SECTION 100-60, ENTITLED “ESTABLISHMENT OF ZONING DISTRICTS” TO UPDATE THE INTENT AND PURPOSE OF THE RESIDENTIAL-OFFICE (RO) DISTRICT AND TO MOVE THE PRD-1 DISTRICT TO THE MIXED USE CATEGORY; AMENDING ARTICLE 110, ENTITLED “USE REGULATIONS FOR COMMERCIAL AND MIXED USE DISTRICTS” AT SECTION 110-20, ENTITLED “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO ADD AN EXISTING ZONING DISTRICT TO THE PERMITTED USE TABLE; UPDATING SECTION 110-200, ENTITLED “OUTDOOR RESTAURANT SEATING,” TO TO INCLUDE THE PLANNED RESIDENTIAL DEVELOPMENT ZONING DISTRICT IN THE REGULATIONS; AMENDING PART 2, ENTITLED SITE DEVELOPMENT REGULATIONS, AT ARTICLE 265, ENTITLED “OFF-STREET PARKING REQUIREMENTS”, AT SECTION 265-110, ENTITLED “DESIGN AND CONSTRUCTION STANDARDS FOR PARKING LOTS TO ELIMINATE THE DIMENSIONAL REQUIREMENTS FOR WHEEL STOPS; AMENDING PART 3, ENTITLED “SPECIAL ZONING DISTRICTS”, SUBPART 1, ENTITLED “COMMUNITY REDEVELOPMENT AREA (CRA) FORM -BASED ZONING DISTRICTS, AT ARTICLE 303, ENTITLED DISTRICT DEVELOPMENT STANDARDS, AT SECTION 303-70 ENTITLED “GTWY-MU, BEACH GATEWAY MIXED-USE DISTRICT” TO AMEND TO SPECIFY BUILDING FRONTAGE STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, periodically the Community Development Department reviews the Land Development Code (LDC) in order to clarify provisions, remove obsolete language and to generally make the LDC easier to review and use; and

WHEREAS, the City seeks to amend Section 100-50, entitled “Certificates of Use” to add processing details; and

WHEREAS, the City is amending Section 100-60, entitled “Establishment of zoning districts” to correctly classify the existing zoning districts; and

WHEREAS, the City is amending Section 110-20, entitled “Lost of permitted, special exception and prohibited uses” to add an existing zoning district to the permitted use table; and

WHEREAS, the City is amending Section 110-200(C), entitled “Outdoor restaurant seating”, to include the Planned Residential Development zoning district in the regulations; and

WHEREAS, the City is amending Section 265-110(H)(1), entitled “Design and construction standards for parking lots” to eliminate the dimensional requirements for wheel stops; and

WHEREAS, the City is amending Section 303-70(M), entitled “GTWY-MU, Beach Gateway Mixed-Use District” to specify building frontage standards; and

WHEREAS, the City desires to update its certificate of use procedures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. The preceding “WHEREAS” clauses are ratified and incorporated as a record of the legislative intent of this Ordinance.

Section 2. That Chapter 28 entitled the “Land Development Code” : Part I, entitled “Use Regulations”, at Article 100,entitled “General Use Regulations Applying To All Zoning Districts”; at Section 100-50 entitled “Certificates Of Use” is amended as follows:

CHAPTER 28
LAND DEVELOPMENT CODE

PART I. USE REGULATIONS

ARTICLE 100. GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

* * *

Sec. 100-50. Certificates of use.

(A) Intent. This article is intended to (1) ensure that businesses, professions and occupations proposed to be conducted within the City comply with the City’s Code of Ordinances, including the Land Development Code, the Florida Building Code, the Florida Fire Prevention Code, and Broward County Local Amendments to the Florida Fire Prevention Code; and (2) protect the city’s residents from the harmful effects of illegal business operations by establishing a certificate of use requirement, which shall provide a review procedure to ensure that new business occupancies and uses, and changes of existing business occupancies and uses, comply with the City’s Land Development Code, Code of Ordinances, building code and life safety requirements, and other applicable codes and regulations.

(B) Certificate of Use required. Before any use of land, building, or structure is established, or any established use of land, building, or structure is changed to a different use than that identified in the previously issued certificate of use which applies to the property, the person seeking to establish the use must obtain a certificate of use from the community development department. ~~Community development department personnel shall develop an administrative procedure and related forms for issuance of certificates of use, and are authorized to conduct inspections of the subject land, building, or structure prior to approval of a certificate of use in order to confirm compliance with this code.~~ Failure to secure a certificate of use before establishing a use of land, building, or structure, or before changing the usage of the property from the use recognized in a duly-issued certificate of use to another use, shall be a violation of this code and punishable as such.

(C) Term of Certificate of Use

- a. A certificate of use shall be valid for no more than six (6) months.
- b. If a business that has been issued a certificate of use is moved from one location to another properly zoned location in this city, or if the business is transferred to a new owner, a new certificate of use shall be required.
- c. No new certificate of use shall be issued until required parking for the new location has been confirmed and the business is found to comply with the provisions herein.
- d. If any person operates any business at more than one location, each location shall be considered a separate business; and a separate certificate of use, therefore, is required.

(D) Application for Certificate of Use

- a. It shall be the duty of any person conducting business to file an application with the city for a certificate of use and obtain an approved certificate of use prior to operation of the business.
- b. An application shall be filed on a standard application form supplied by the Community Development Department and shall be submitted in a manner determined by the city, all applicable fees paid before processing.
- c. The Community Development Department or designee will verify compliance with all applicable laws and regulations.
- d. Ground for denial: The director of the Community Development Department or designee, as appropriate, shall have the authority to deny an application for a certificate of use on the following grounds:
 1. The applicant has failed to disclose or has misrepresented any material fact or any information required by this article in the application.
 2. The applicant desiring to engage in the business, profession, or occupation, as described in the application, has selected a proposed site or type of business activity that does not comply with the City's Land Development Code.

(E) Lost or Stolen Certificate of Use

A duplicate certificate of use shall be issued by the Community Development Department or designee, as appropriate, to replace any valid and duly issued certificate that has been lost, stolen, defaced, or destroyed without any willful conduct on behalf of the certificate holder. A duplication fee shall be charged for each duplicate certificate.

Section 3. That Chapter 28 entitled the “Land Development Code”, Article 100 “General Use Regulations Applying to all Zoning Districts” at Section 100-60, entitled “Establishment Of Zoning Districts:” is amended as follows:

* * *

PART I. USE REGULATIONS

ARTICLE 100. GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS

* * *

Sec. 100-60. Establishment of zoning districts.

The restrictions and controls intended to regulate development in each district are uniform for each class or kind of categorical delineation or distinction. For the purposes of protecting, promoting and improving the public health, safety and the general welfare of the citizens and residents, the city is divided into the following districts:

District map designation	Full district title	Intent and purpose of district
(A) Residential zoning districts		
E-1	Single-Family Estate Residential District	Provides for use and occupancy of properties within areas of the city annexed from Broward County in 1990 and 2001, and previously zoned Broward County E-1, A-1 or A-3. Implements the Estate Residential category of the comprehensive plan.
RS-18000	Single-Family 18000 Residential District	Provides for use and occupancy of one-family dwelling units at low densities and related essential services and facilities. Implements the Low (3) Residential category of the comprehensive plan.
RS-12000	Single-Family 12000 Residential District	Provides for use and occupancy of one-family dwelling units at low densities and related essential services and facilities. Implements the Low (5) Residential category of the comprehensive plan.
RS-8000	Single-Family 8000 Residential District	Provides for use and occupancy of one-family dwelling units at low densities and related essential services and facilities. Implements the Low (5) Residential category of the comprehensive plan.

RS-6000	Single-Family 6000 Residential District	Provides for use and occupancy of one-family dwelling units at low densities and related essential services and facilities. Implements the Low (5) Residential and Low-Medium (10) Residential categories of the comprehensive plan.
R-D 8000	Two-Family Residential District	Provides for use and occupancy of one- and two-family units at low moderate densities and related essential services and facilities. Implements the Low-Medium (10) Residential category of the comprehensive plan.
NBHD-RES	Neighborhood Residential District	Maintains and enhances the overall single-family character of existing neighborhoods within the CRA by providing additional expansion opportunities for existing homes and establishing design standards for two family dwellings. Provision is made for higher densities within isolated areas previously zoned for multiple-family use. Implements the residential future land use plan map categories within the CRA.
RM	Multiple-Family (10 du/ac) Residential District	Provides for use and occupancy of multifamily dwellings at moderate densities and related essential services and facilities. Implements the Low-Medium (10) Residential category of the comprehensive plan.
RM-1	Multiple-Family (16 du/ac) Residential District	Provides for use and occupancy of multifamily dwellings at moderate densities and related essential services and facilities. Implements the Medium (16) Residential category of the comprehensive plan.
RM-2	Multiple-Family (25 du/ac) Residential District	Provides for use and occupancy of multifamily dwellings at moderate densities and related essential services and facilities. Implements the Medium (16) and High (25) residential categories of the comprehensive plan.
PRD-1	Planned Residential Development District	Provides flexibility in the design and development of infill residential lots with odd shapes or small sizes, in a manner that is compatible with existing residential development and the comprehensive plan. Implements the Residential categories of the comprehensive plan. Developments previously zoned PUD-A or PUD-B have been rezoned to PRD-1.
RMH	Residential Mobile Home District	Provides a suitable living environment in mobile home developments of varying density within areas annexed from Broward County in 1990 and 2001, while insuring the compatibility of mobile home parks with adjoining developments. RMH shall be applied only to mobile home parks and subdivisions that existed as of September 14, 2010. Implements the Residential category of the comprehensive plan. Land areas that were previously zoned T-1, T-1C or R-1T have been rezoned to RMH.

(B) Mixed-use zoning districts

PRD-1	Planned Residential Development District	Provides flexibility in the design and development of infill residential lots with odd shapes or small sizes, in a manner that is compatible with existing residential development and the comprehensive plan, allowing for a mix of uses. Implements the Residential categories of the comprehensive plan. Developments previously zoned PUD-A or PUD-B have been rezoned to PRD-1.
RO	Residential Office District	Provides for small-scale professional offices on lots fronting major arterial roadways or located in a transitional area between two zoning districts. A while still permitting a principal dwelling unit in the same building may be permitted. Development in this district shall, and maintaining the residential character of the adjacent neighborhood. These are often single-family homes that are no longer viable due to road widenings and , related noise, or mix of uses. Implements the Commercial and , Residential, or Regional Activity Center categories of the comprehensive plan. Use of the commercial or residential flexibility rules of the Broward County Land Use Plan Administrative Rules Document may be required.

Section 4. That Chapter 28 entitled the “Land Development Code”, Article 110 entitled “Use regulations for Commercial and Open Space Zoning Districts” at Section 110-20, entitled “Establishment Of Zoning Districts:” is amended as follows:

PART 1. USE REGULATIONS

* * *

ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND OPEN SPACE ZONING DISTRICTS

* * *

Sec. 110-20. List of permitted, special exception and prohibited uses.

Included in the table below are permitted, special exception and prohibited uses within commercial districts, the Residential Office (RO) District, the Marine District, and generalized permitted and special exception uses within the mixed-use CRA form-based districts. Permitted and special exception uses shown in this table for the CRA form-based districts are not allowed in all areas of a district; therefore, the more detailed regulations of article 302 must be consulted to determine whether a particular use is permitted in any given location. Article 302 shall take precedence over this table. Unless otherwise provided, this table shall not apply to uses in the Planned Mixed Use Development District (PMUD) or Planned Small Lot Mixed-Use Development District (PMUD-SL). All permitted, conditional, special exception, restricted or

prohibited uses within the PMUD or PMUD-SL shall be identified and established pursuant to the approved PMUD or PMUD-SL Development Design Guidelines (DDG) consistent with the Dania Beach Regional Activity Center (RAC) and articles 340 and 350 of this chapter.

	INDUS TRIAL		MIXED-USE DISTRICTS						COMMERCIAL ZONING DISTRICTS			
				CRA FORM-BASED DISTRICTS								
Legend P - Permitted P(#) - Permitted subject to numbered footnote A - Permitted accessory use only SE - Permitted special exception use only NP - Not permitted	Marine	PRD-1	RO (see sec 110-180)	CC	EDBB-MU	SFED-MU	GTWY-MU	NBHD-MU	C-1	C-2	C-3	C-4
Accessory uses to permitted and special exception uses	A	<u>A</u>	NP	A	A	A	A	A	A	A	A	A
Arcade or amusement center [subject to sections 110-60, 110-190]	NP	<u>NP</u>	NP	SE	SE	SE	SE	SE	NP	NP	NP	NP
Art galleries, museums, and libraries	SE	<u>NP</u>	NP	P	P	P	P	P	NP	P	P	P
Assembly and light fabrication of goods and materials	SE	<u>NP</u>	NP	SE	NP	NP	NP	SE	NP	NP	NP	SE
Assembly, repair, and fabrication of premanufactured art objects, apparel, jewelry, and home furnishings, accessory to retail use [subject to section 110-150]	NP	<u>NP</u>	NP	A	A	A	NP	A	NP	A	A	A
Athletic clubs/studio	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P
Auditoriums, theaters and convention halls, movie theaters	NP	<u>NP</u>	NP	SE	SE	SE	SE	NP	NP	SE	SE	SE

Automobile rental establishments, other [subject to section 110-80]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	
Automobile rental establishments, with parking or storage for ten (10) or fewer vehicles subject to section 110-190]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Automobile repair, minor [subject to section 110-90]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Automobile, truck, motorcycle, boat, trailer, recreation vehicle sales, display, accessory repair and service	NP	<u>NP</u>	NP	SE	SE	SE	NP	NP	NP	NP	NP	NP	P
Auto parts, retail or wholesale	NP	<u>NP</u>	NP	NP	P	P	P	P	NP	P	P	P	P
Bail Bond [subject to section 110-310]	NP	<u>NP</u>	NP	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Banks and financial institutions (excluding drive thru in PRD-1)	NP	<u>P</u>	NP	P	P	P	P	NP	P	P	P	P	P
Bakeries, delicatessens	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P	P
Bingo hall	NP	<u>NP</u>	NP	SE	SE	SE	SE	SE	NP	NP	NP	NP	NP
Boat painting	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Boats, Indoor storage of new or used only on property abutting a navigable waterway	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Boats, Outdoor storage of new or used	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Boats marine parts store	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Boat sanitary waste pump-out facilities	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Bus depot for storage and maintenance of buses and related office facilities [subject to section 110-290]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Cabinet or furniture shop [subject to section 110-250]	P	<u>NP</u>	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP

Catering establishments [*subject to section 302-20(22)]	NP	<u>NP</u>	NP	NP	NP	NP	NP	P*	NP	NP	P	P
Charitable, civic, fraternal and professional organizations, excluding social service providers and agencies	NP	<u>NP</u>	NP	SE	SE	SE	SE	SE	NP	SE	SE	SE
Charity or thrift shop	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Check cashing stores [subject to section 110-190]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
City of Dania Beach municipal use	P	<u>NP</u>	NP	P	P	P	P	P	P	P	P	P
Community garden/urban farm [subject to section 105-230]	NP	<u>NP</u>	NP	P	P	P	P	P	NP	NP	NP	NP
Contractor shop [subject to section 110-270]	NP	<u>NP</u>	NP	NP	NP	NP	NP	P	P	P	P	P
Contractor shop, repair or service shops (air conditioning, carpenter, plumbing, electrical, glass, marine, cloth or canvas)	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE
Copy shop, printing shop	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P
Day care centers	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P
Dock and docking of boats and ships (excluding dry docks), including the operations of charter boats	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Drive-through service, other [subject to sections 110-190, 110-220]	NP	<u>NP</u>	NP	NP	P	P	P	NP	P	P	SE	SE
Dry cleaning establishments, excluding self service laundries, for direct service to customers	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P
Dry lot storage and dry stack storage of boats	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Exhibit/Event space	NP	<u>NP</u>	NP	SE	NP	SE	NP	NP	NP	NP	NP	NP
Farmer's market [subject to section 105-240]	NP	<u>NP</u>	NP	P	NP	NP	NP	NP	NP	NP	NP	NP

Fast food restaurant in an existing building [subject to section 110-190]	NP	<u>NP</u>	NP	P	P	P	P	NP	P	P	P	P
Fast food restaurant in a new multi-tenant, or attached building (not free standing) [subject to section 110-190]	NP	<u>P</u>	NP	P	P	P	P	NP	P	P	P	P
Fortune tellers, palmists, clairvoyants or astrologists [subject to section 110-190 & Chapter 12.5]	NP	<u>NP</u>	NP	P	P	P	P	P	NP	P	P	P
Freestanding drive-through restaurant [subject to section 110-190]	NP	<u>NP</u>	NP	NP	P	P	P	NP	NP	NP	SE	SE
Funeral homes and mortuaries	NP	<u>NP</u>	NP	NP	P	P	NP	NP	NP	NP	SE	SE
General service and repair shop	NP	<u>NP</u>	NP	P	P	P	P	P	NP	P	P	P
Gun shops [subject to section 110-190]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Hotel [subject to section 110-100]	NP	<u>NP</u>	NP	P	P	SE	P	NP	NP	SE	SE	SE
Indoor play center providing primarily physical and imaginative non-electronic recreational opportunities for primarily preschool and elementary aged children, and which may also offer accessory retail sales, food and beverage sales [*subject to section 302-20(22)]	NP	<u>NP</u>	NP	NP	NP	P	NP	P*	P	P	P	P
Kennel (subject to section 302-20(A)(21))	NP	<u>NP</u>	NP	P	P	P	P	P	NP	NP	NP	P
Large retail establishment [subject to sections 110-120, 110-190; articles 510, 520]	NP	<u>NP</u>	NP	P	P	P	P	NP	NP	SE	SE	SE
Light industrial marine uses not itemized in this section	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Liquor, package stores [subject to section 110-50]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	P	P	P
Liquor, package stores accessory to grocery retail use of at least 27,500 square feet [subject to section 110-50]	NP	<u>NP</u>	NP	A	A	A	A	NP	NP	A	A	A
Manufacturing and repair (excluding painting) of boats, associated assembly, fabrication, outfitting and maintenance, marine construction and equipment loading and handling operations	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Marine-related educational facilities	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Massage therapy services as accessory to a full service personal service establishment only [subject to section 110-280]	NP	<u>NP</u>	NP	A	A	A	A	A	A	A	A	A
Medical Marijuana Retail Center [subject to section 110-190(C)]	NP	<u>NP</u>	NP	P	P	P	P	P	NP	P	P	P
Merchandise rental or leasing stores	NP	<u>NP</u>	NP	NP	SE	SE	SE	SE	NP	NP	SE	SE
Microbrewery, or craft distillery with tasting room (required) [subject to section 110-50]	NP	<u>NP</u>	NP	P	SE	SE	SE	SE	NP	NP	NP	NP
Mixed residential and commercial uses	NP	<u>NP</u>	NP	P	P	P	P	P	NP	NP	NP	NP
Mobile food vendor [subject to section 110-320]	NP	<u>NP</u>	NP	P	P	P	P	NP	NP	P	P	P
Mobile vendor, except as permitted in conjunction with a temporary use approved under article 675	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Motor fuel pumps, retail [subject to section 110-90]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Multifamily dwellings	NP	<u>P</u>	P	P	P	P	P	P	P	NP	NP	NP	NP
Office, business	NP	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
Office, professional	NP	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P
Office, medical [section 110-40 and section 110-190(c) govern pain management clinics]	NP	<u>P</u>	NP	P	P	P	P	P	P	NP	P	P	P
Outdoor produce sales [subject to section 110-160]	NP	<u>NP</u>	NP	A	A	A	A	A	A	A	A	A	A
Outdoor restaurant seating [subject to section 110-200]	NP	<u>NP</u>	NP	A	A	A	A	A	NP	SE	SE	SE	SE
Outdoor sales, leasing, rental, display, storage of fully assembled new boats, new trailers and marine vessels	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor sales, leasing, rental, display, storage of fully assembled used boats, trailers and marine vessels	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor stands, other; open counters	NP	<u>NP</u>	NP	SE	SE	SE	SE	NP	SE	SE	SE	SE	SE
Outdoor storage of fully-assembled, operational passenger vehicles, boats and boat trailers, and recreational vehicles [subject to section 110-300]	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Outdoor storage of new materials and equipment [subject to section 110-210]	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE
Painting of boats	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Pawn shops [subject to section 110-190]	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Personal service establishments	NP	<u>P</u>	NP	P	P	P	P	P	P	P	P	P	P
Places of worship	NP	<u>NP</u>	NP	P	P	P	P	NP	P	P>P	P		

Public or private parking facility (principal use)	NP	<u>NP</u>	NP	P	P	P	P	P	NP	P	P	P
Resale boutique and consignment shop, for profit	NP	<u>NP</u>	NP	NP	P	P	P	P	NP	P	P	P
Residential care facility [subject to section 105-170]	NP	<u>NP</u>	NP	NP	SE	SE	SE	NP	NP	NP	SE	SE
Residential care facility, adult [subject to section 105-170]	NP	<u>NP</u>	NP	NP	SE	SE	SE	NP	NP	NP	SE	SE
Restaurants, full service without live entertainment [subject to section 110-50]	NP	<u>P</u>	NP	P	P	P	P	P	P	P	P	P
Restaurants and bars with live entertainment as an accessory use [subject to section 110-50]	NP	<u>NP</u>	NP	P	P	P	P	SE	NP	SE	SE	SE
Restaurant, drive-in [subject to sections 110-190, 110-220]	NP	<u>NP</u>	NP	NP	P	P	P	NP	NP	NP	SE	SE
Restaurant, takeout	NP	<u>NP</u>	NP	P	P	P	P	P	P	P	P	P
Retail pharmacy [subject to section 110-190(C)]	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P
Retail stores [subject to section 110-190(C)] (excluding smoke shops, cannabidiol (cbd) sales, & discount retail)	NP	<u>P</u>	NP	P	P	P	P	P	NP	P	P	P
Roadside vendors	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
School, academic	NP	<u>NP</u>	NP	NP	SE	SE	SE	NP	SE	SE	SE	SE
School, college	NP	<u>NP</u>	NP	SE	SE	SE	SE	NP	SE	SE	SE	SE
School, specialty	SE	<u>NP</u>	NP	P	P	P	P	NP	SE	P	P	P
Scooter or motorized/electric car rental [subject to section 110-240]	NP	<u>NP</u>	NP	P	P	P	P	NP	NP	NP	NP	NP
Self-service or coin-operated laundry [subject to section 110-190]	NP	<u>NP</u>	NP	NP	NP	NP	NP	SE	NP	NP	SE	SE
Sign fabrication, sign printing [subject to section 110-250]	NP	<u>NP</u>	NP	NP	NP	NP	NP	P	NP	NP	P	P
Single-family residence	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Storage [subject to section 110-260]	NP	<u>NP</u>	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Storage and sales of lumber and building materials within a completely enclosed building	SE	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	SE
Tattoo or body piercing parlor [subject to section 110-190]	NP	<u>NP</u>	NP	SE	NP	NP	NP	NP	NP	NP	SE	SE
Temporary uses and special events [subject to article 675]	A	<u>NP</u>	NP	P	P	P	P	P	P	P	P	P
Veterinarian, animal hospital (excluding boarding)	NP	<u>NP</u>	NP	P	P	P	P	P	NP	SE	P	P
Vinyl sign fabrication and sign printing shops (excluding metal fabrication sand blasting and spray painting processes) [*subject to section 302-20(22)]	NP	<u>NP</u>	NP	NP	NP	SE	SE	P*	NP	SE	SE	SE
Warehousing with up to twenty (20) percent ancillary office space [*subject to section 302-20(22)]	A	<u>NP</u>	NP	NP	NP	NP	NP	P*	NP	NP	SE	P
Watchman or caretaker dwelling unit [subject to sections 110-30, 230-20]	A	<u>NP</u>	NP	A	A	A	A	A	NP	A	A	A
Wet or dry stack marina and related facilities [subject to section 110-170]	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	SE	SE
Wholesale: combined office-distribution/showroom-warehouse facilities with up to twenty percent (20%) ancillary office space	P	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Wholesale: combined office-showroom-warehouse facility with up to twenty percent	P	<u>NP</u>	NP	NP	NP	NP	NP	P*	NP	NP	NP	P

(20%) ancillary office space [*subject to section 302-20(22)]												
Winery with tasting room (required) [subject to section 110-50]	NP	NP	NP	P	SE	SE	SE	SE	NP	NP	NP	NP

Section 5. That Chapter 28 entitled the “Land Development Code”, Article 110, “Use Regulations for Commercial and Open Space Zoning Districts” at section 110-200 is amended:

* * *

PART 1. USE REGULATIONS

* * *

ARTICLE 110. USE REGULATIONS FOR COMMERCIAL AND OPEN SPACE ZONING DISTRICTS

* * *

Sec. 110-200. Outdoor restaurant seating.

Outdoor restaurant seating is permitted as an accessory use to an indoor restaurant containing at least five hundred (500) square feet of gross floor area, in accordance with the following requirements:

- (A) Outdoor seating as an accessory use to an indoor restaurant is permitted without a special exception in the commercial zoning districts listed in section 100-60(c), provided that the subject property is not adjacent to any residential use or any property located within a residential zoning district or mixed-use zoning district as listed in section 100-60(a) and (b).
- (B) Outdoor seating on properties within the commercial zoning districts which are adjacent to residential use or any property located within a residential zoning district shall require a special exception.
- (C) A minimum five hundred-foot separation between outdoor seating in a commercial zoning district and any residentially zoned land is required. Within the CRA form-based and PRD-1 zoning districts outdoor dining shall be separated a minimum distance of one hundred (100) feet from any residentially zoned property.
- (D) Music shall not be permitted to be performed or amplified within outdoor seating areas.
- (E) Outdoor seating requires its own certificate of use.

Section 6. That Chapter 28 entitled the “Land Development Code”, Article 265, “Off-street Parking Requirements” at Section 265-110, “Design and construction standards for parking lots” is amended as follows:

* * *

PART 2 – SITE DEVELOPMENT REGULATIONS

* * *

ARTICLE 265 - OFF-STREET PARKING REQUIREMENTS.

* * *

Sec. 265-110. Design and construction standards for parking lots.

(H) *Curbing, wheelstops.*

- (1) Wheel stops, ~~five and one half (5 ½)~~ inches high, shall be installed two (2) feet from the head (front) of a parking space.

Section 7. That Chapter 28 entitled the “Land Development Code”, Article 303, “District Development Standards”, at Section 303-70, “**GTWY-MU, Beach Gateway Mixed-Use District**” is amended as follows:

* * *

PART 3 – SPECIAL ZONING DISTRICTS

* * *

ARTICLED 303 – DISTRICT DEVELOPMENT STANDARDS

* * *

Sec. 303-70. GTWY-MU, Beach Gateway Mixed-Use District.

* * *

(M) *Building frontage standards.*

Diagram Key	Standard	All Streets
"D"	Depth of 1st layer	N/A <u>30'</u>
"E ₁ +..+E _x "	% of lot width that façade must be	N/A <u>50%</u>

	built on BTL	
"R"	Max. recess from BTL	N/A

Section 8. If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 9. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 10. It is the intention of the Mayor and City Commission of the City of Dania Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word “ordinance” may be changed to “section,” “article,” or other appropriate word.

Section 11. That this ordinance be codified in the City’s code of ordinances, at the Land Development Code section, chapter 28 by Municode Corporation.

Section 12. That this Ordinance shall be effective 10 days after passage on second reading.

PASSED on first reading on _____, 2025.

PASSED AND ADOPTED on second reading on _____, 2026.

First Reading:

Motion by: _____

Second by: _____

Second Reading:

Motion by: _____

Second by: _____

SIGNATURES ON THE FOLLOWING PAGE

FINAL VOTE ON ADOPTION:	Unanimous	_____
	Yes	No
Commissioner Lori Lewellen	_____	_____
Commissioner Luis Rimoli	_____	_____
Commissioner Archibald J. Ryan IV	_____	_____
Vice Mayor Marco Salvino	_____	_____
Mayor Joyce L. Davis	_____	_____

ATTEST:

 ELORA RIERA, MMC
 CITY CLERK

 JOYCE L. DAVIS
 MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

 EVE A. BOUTSIS
 CITY ATTORNEY



City of Dania Beach, Florida
Department of Community Development
Planning and Zoning Division
(954) 924-6805 X3643
(954) 922-2687 Fax

Standard Development Application

- Administrative Variance**
- Land Use Amendment**
- Plat**
- Rezoning**
- Site Plan**
- Special Exception**
- Variance**
- Other:** _____

Date Rec'd: 10/14/25

Petition No.: TX-042-25

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Failure to attend may impact the disposition of the application. The applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division.

The City's DRC process requires a hard copy of the application and application fee payment to be submitted to City Planning staff BEFORE electronic submittal will be accepted for processing. Applications will only be accepted on the submittal date identified on the annual DRC Meeting Deadline schedule. The application must identify the number of proposed residential dwelling units and/or the square footage of commercial/industrial use, as applicable. Once the application and fee are received a file number will be issued which must be used to identify the project when submitting electronically. Once the file number is issued, the applicant has 24 hours to load the plans electronically. Failure to submit within 24 hours will require the application to begin again the following month.

Location Address: 100 W DANIA BEACH BLVD

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: _____

Folio Number(s): _____ Legal Description: _____

Applicant/Consultant/Legal Representative (**circle one**) CITY OF DANIA BEACH

Address of Applicant: 100 W DANIA BEACH BLVD

Business Telephone: _____ Home: _____ Fax: _____

E-mail address: _____

Name of Property Owner: CITY OF DANIA BEACH

Address of Property Owner: 100 W DANIA BEACH BLVD

Principal Member(s)/Responsible Party: _____

Business Telephone: _____ Home: _____ Fax: _____

Explanation of Request: Text amendments to Certificate of Use, Public Records Request, wheel stops, and GTWY-MU
*Please provide proposed **Plat Name** & **Criteria Statement** as required by the City's Land Development Code.*

Prop. Net Acreage: _____ Gross Acreage: _____ Prop. Square Footage: _____

Existing Use: _____ Proposed Use: _____

Is property owned individually, by a corporation, association, or a joint venture? _____

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize _____ (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

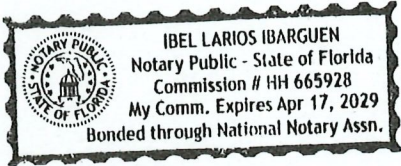
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
Was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 14th DAY OF Oct., 2025

By: Eleanor Norena _____
(Print name of person acknowledging) (Joint owner signature if applicable)

Notary [Signature] _____
(Signature of Notary Public – State of Florida)



Personally known X or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.

Order ID: 7910884

* Agency Commission not included

GROSS PRICE * : **\$331.00**

PACKAGE NAME: SSC_Notice of Public Meeting

Order ID: 7910884

* Agency Commission not included

GROSS PRICE * : \$331.00

PACKAGE NAME: SSC_Notice of Public Meeting

Product(s): Sun Sentinel, Affidavit, Floridapublicnotices.com, Classified.ss.com_Legal

AdSize(s): 2 Column

Run Date(s): Friday, December 26, 2025

Zone: Full Run

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING CITY OF DANIA BEACH, FLORIDA

A Public Hearing will be conducted by the City of Dania Beach City Commission on the following date to consider the following application:

DATE: Tuesday, January 13, 2026
TIME: 7:00 p.m. or as soon thereafter as the same may be heard
PLACE: City Commission Chambers
Dania Beach City Hall
100 West Dania Beach Blvd.
Dania Beach, FL 33004

SUBJECT: TX-042-25: The applicant, the City of Dania Beach, is requesting several text amendments to the City's code of Ordinances, Land Development Code (LDC). (Second Reading)

The following is the proposed Ordinance of the matter:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE" (LDC) TO PROVIDE CLEAN UP AND CLARIFICATION OF LANGUAGE IN VARIOUS SECTIONS OF THE LDC AS FOLLOWS: PART I, ENTITLED "USE REGULATIONS", AT ARTICLE 100, ENTITLED "GENERAL USE REGULATIONS APPLYING TO ALL ZONING DISTRICTS"; AT SECTION 100-50 ENTITLED "CERTIFICATES OF USE" TO UPDATE THE CERTIFICATE OF USE REQUIREMENTS; AMENDING SECTION 100-60, ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS" TO UPDATE THE INTENT AND PURPOSE OF THE RESIDENTIAL-OFFICE (RO) DISTRICT AND TO MOVE THE PRD-1 DISTRICT TO THE MIXED USE CATEGORY; AMENDING ARTICLE 110, ENTITLED "USE REGULATIONS FOR COMMERCIAL AND MIXED USE DISTRICTS" AT SECTION 110-20, ENTITLED "LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES" TO ADD AN EXISTING ZONING DISTRICT TO THE PERMITTED USE TABLE; UPDATING SECTION 110-200, ENTITLED "OUTDOOR RESTAURANT SEATING," TO INCLUDE THE PLANNED RESIDENTIAL DEVELOPMENT ZONING DISTRICT IN THE REGULATIONS; AMENDING PART 2, ENTITLED SITE DEVELOPMENT REGULATIONS, AT ARTICLE 265, ENTITLED "OFF-STREET PARKING REQUIREMENTS", AT SECTION 265-110, ENTITLED "DESIGN AND CONSTRUCTION STANDARDS FOR PARKING LOTS TO ELIMINATE THE DIMENSIONAL REQUIREMENTS FOR WHEEL STOPS; AMENDING PART 3, ENTITLED "SPECIAL ZONING DISTRICTS", SUBPART 1, ENTITLED "COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS, AT ARTICLE 303, ENTITLED "DISTRICT DEVELOPMENT STANDARDS", AT SECTION 303-70 ENTITLED "GTWY-MU, BEACH GATEWAY MIXED-USE DISTRICT" TO AMEND TO SPECIFY BUILDING FRONTAGE STANDARDS; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Copies of the proposed requests or applicable information are available online. For more information, please call the Planning Division at (954) 924-6805 Ext. 3654 and staff will direct you to the online project information.

Please be advised that if a person decides to appeal any decision made by Local Planning Agency the Planning and Zoning Board or the City Commission with respect to any

Order ID: 7910884

* Agency Commission not included

GROSS PRICE * : **\$331.00**

PACKAGE NAME: SSC_Notice of Public Meeting

...ing agency, the Planning and Zoning Board or the City Commission with respect to any matter considered at this hearing, such person will need a verbatim record of the proceedings and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

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 West Dania Beach Boulevard, Dania Beach, Florida 33004, (954) 924-6800 Ext. 3624, at least 48 hours prior to the meeting.

Application Information

Project: Text Amendments

Application Site: City Wide

Request: To request amendments requesting several text amendments to the City's code of Ordinances, Land Development Code (LDC).

Hearing Date & Time: January 13, 2026 at 7:00 PM

Hearing Location: City Commission Chambers, Dania Beach City Hall, 100 West Dania Beach Blvd

Contact Information: Corinne Lajoie, MURP, AICP, Deputy Director, 954-924-6805 Ext. 3704
12/26/2025 7910884



City of Dania Beach Public Services Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Fernando J. Rodriguez, Public Services Director
Sean Schutten, Public Services Deputy Director

SUBJECT: EXPENDITURE OF CITY FUNDS TO EXCEED \$1,000,000.00 FOR THE REHABILITATION OF LIFT STATION 11 – SECOND READING

Request:

The Public Services Department (PSD) requests expenditure authorization of City funds that will exceed \$1,000,000.00 dollars each for the rehabilitation of Lift Station 11.

Background:

The City of Dania Beach advertised ITB No. 25-017 on June 12, 2025, for the rehabilitation of Lift Station No. 11, located at 1900 NE 7th Avenue, Dania Beach. The project includes demolition of the existing submersible lift station and installation of a new lift station with updated controls, an emergency backup generator, and full site restoration.

Bids were opened on August 7, 2025, and reviewed by the City's consultant, **Kimley-Horn and Associates, Inc.**, who issued a formal recommendation of award dated **August 20, 2025**.

Four (4) firms submitted proposals as follows:

Respondent	Total Bid Amount
Hinterland Group, Inc.	\$2,492,250.00
Southern Underground Industries, Inc.	\$2,975,200.00
TLC Diversified, Inc.	\$3,683,000.00
David Mancini & Sons, Inc.	\$3,804,774.00

Following reference checks, Kimley-Horn determined that Hinterland Group, Inc. had multiple record issues related to schedule and change-order management and therefore recommended Southern Underground Industries, Inc. as the most responsive and qualified bidder.

Budgetary Impact

That funding for this Project shall be appropriated from Sewer Account No. 402-35-31-535-63-10, as determined by the City's Finance Department.

Recommendation

It is recommended that the City Commission authorize the expenditure of City funds exceeding \$1,000,000.00 dollars for the rehabilitation of Lift Station 11.

ORDINANCE NO. 2025-____

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), TO FUND THE LIFT STATION 11 MITIGATION PROJECT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2, “Certain Expenditures” of Article 3, “Powers of the City”, of the City Code of Ordinances, the City Commission must, by ordinance, approve any expenditures of City funds that exceed One Million Dollars (\$1,000,000.00) after two (2) advertised public hearings of the ordinance; and

WHEREAS, the total project cost for the Lift Station No. 11 Mitigation Project, including a ten percent (10%) contingency, is \$3,272,720.00 which exceeds the \$1,000,000.00 expenditure threshold; and

WHEREAS, funding for this project will be appropriated from Sewer Account No. 402-35-31-535-63-10, funded in part through an FDEP Grant pursuant to Grant Agreement No. L0024, and supplemented by City funds as necessary;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “WHEREAS” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Ordinance by this reference.

Section 2. That the proper City officials are authorized to expend more One Million Dollars (\$1,000,000.00) in funding the Project.

Section 3. That funding for this Project shall be appropriated from Sewer Account No. 402-35-31-535-63-10, as determined by the City’s Finance Department.

Section 4. That all ordinances or part of ordinances in conflict with the provisions of the Ordinance are repealed.

Section 5. That it is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Dania Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

Section 6. That this Ordinance shall be effective immediately after passage on second reading.

PASSED on first reading on December 9, 2025.

PASSED AND ADOPTED on second reading on _____ 2026.

First Reading:

Motion by: Vice Mayor Salvino

Second by: Commissioner Lewellen

Second Reading:

Motion by: _____

Second by: _____

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Commissioner Lori Lewellen _____

Commissioner Luis Rimoli _____

Commissioner Archibald J. Ryan IV _____

Vice Mayor Marco Salvino _____

Mayor Joyce L. Davis _____

ATTEST:

ELORA RIERA, MMC
CITY CLERK

JOYCE L. DAVIS
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CITY ATTORNEY



City of Dania Beach

Community Development Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Ana M. Garcia, ICMA-CM, City Manager

VIA: Candido Sosa-Cruz, ICMA-CM, Deputy City Manager
Eleanor Norena, CFM, Director
Corinne Lajoie, MURP, AICP, Deputy Director

SUBJECT: Appointment of the Public Art Advisory Board, Dania Beach Resident Position.

Request:

Community Development Department is recommending the appointment of one (1) new board member to the Public Art Advisory Board (PAAB).

Background:

On April 26, 2022, the City Commission adopted a text amendment establishing the PAAB with membership qualifications. On May 24, 2022, the original members of the PAAB were appointed by the City Commission. One of the PAAB members, Jennifer Girona, who filled a Dania Beach resident position, moved out of the city and therefore created a vacancy. She was selected to serve on the PAAB, due in part to her experience as a high school art teacher. This position will expire in November of 2027.

Community Development staff, with assistance from Cultural Planning Group, Inc. (the City's Public Art Consultant) reviewed the applications received to confirm compliance with the membership qualifications identified in the City's Public Art Plan and in the Land Development Code provisions establishing the Board.

A total of four (4) applications have been received to date for the vacated Dania Beach resident position.

NAME	OCCUPATION	RESIDENCY	OTHER
Rebecca Pollesch	Marketing Executive	Dania Beach	Extensive experience in Marketing, Design, and Communication.
William ANS Candis	Tiktok Content Creator	Dania Beach	Involved in the Art world in promotional activity in New York.
Najuma Gayle	Nursing Student/Nonprofit	Dania Beach	Community Leadership Certification, Diversity, Equity &

	Founder & Community		Inclusion (DEI) Training, Trauma-Informed Care Workshop, CPR & First Aid Certification, Mental Health First Aid Certification.
Dwight E. Pilgrim Nero	CEO	Dania Beach	Worked as a Fine Art auctioneer for Parkwest Galleries and auctioned famous artwork such as Dali, Rembrandt, Goyer and Peter Max.

PUBLIC ART ADVISORY BOARD (PAAB) MEMBERSHIP

The City’s Land Development Code (LDC) identifies the composition of the PAAB as follows:

- Four (4) board members must be knowledgeable in one of the identified fields of: fine art, be employed by any art dealer, art gallery, artists' representative, museum or other entity which derives income from the sale or display of artwork, be a professional in the field of art, architecture, art history, architectural history, urban planning, landscape architecture, interior design, graphic or product design, urban planners, or possess a minimum of a bachelor's degree in said field from an accredited university, or be involved in an art program within the community. Dania Beach residents and Broward County residents will be eligible to serve on the advisory board.
- Three (3) city residents with **a strong interest and knowledge of the visual arts**; whom shall have been a resident of the City of Dania Beach for a minimum of six (6) months prior to any such appointment. For the first appointment to the Board, the two members may be selected from the formerly active Creative Arts Council Advisory Board (CACAB).

At this time there is one (1) Dania Beach resident position open.

STAFF ANALYSIS

The Dania Beach residence positions require “a strong interest and knowledge of the visual arts’. Staff has ranked the applicants based on this requirement and the information provided on their applications, which is provided below.

1. Rebecca Pollesch has good design background and her description of how she can contribute to the board and her desire to foster creativity in the community through public art. It is clear that she understands the impact of public art.
2. Najuma Gaylework has worked with youth and understands the impact of creativity and cultural advancement for a community was well described. She also was very specific about how public art can transform public spaces. She seems to be very passionate about it. She also has experience in community engagement.
3. William ANS Candis has a marketing background and is a TikTok creator and has some arts experience.
4. Dwight E. Pilgrim Nero has worked as an auctioneer at a fine art gallery selling works from Dali, Rembrandt, Goyer, and Peter Max.

Based on this analysis, staff is recommending the appointment of the top ranked applicant, Rebecca Pollesch.

Budgetary Impact

None

Recommendation

Appoint one (1) Dania Beach resident to serve as a Public Art Advisory Board member. This person would serve a two (2) year term, ending in November 2027.



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Contact Information:

Name: Rebecca Pollesch
Home Address: 1153 SE 6th Ct
Cell Phone: 305-766-4698
Phone: n/a
Email: rpoll697@gmail.com

What is your occupation? Marketing Executive

Business Name: Pearce Services

Business Address: 1122 Vine St, Paso Robles, CA

Business Phone: n/a

Are you a resident of Dania Beach?

Yes

No

Are you a resident of Broward County?

Yes

No

If yes, how long have you lived:

In Dania Beach? 1 yr

In Broward County? 4 yr

Do you own a business in the City of Dania Beach? Yes/No

n/a

Name of Business:

Are you a registered FL voter?

Yes No

Public Art Advisory Board Selection:

Have you attended any Dania Beach Commission or Advisory Board Meetings?

Yes No

Are you currently serving, or have you ever served on any other City or County Boards, Commissions, or Committees? If yes, please provide names and dates.

n/a



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Are you aware of any potential conflict of interest (including, without limitation, any potential voting conflicts, or potential prohibited conflicts) that may arise from your serving on the City board or committee to which you are seeking appointment?

No - I am not aware of any conflicts. Yes – I am aware of select conflicts.

If yes, please explain:
no conflicts

Interest & Experiences

Please list any unique qualifications you have, and how your personal experience and background may relate to the work of a Public Art Advisory Board.

I have extensive experience in marketing, design, and communication. This helps me support the goals of a public art advisory board. These skills can help encourage participation, evaluate public art proposals, support artist communication, and ensure public art adds to a city's identity. I've lived in the county for years and recently became a city resident, giving me both regional familiarity and a fresh perspective on how Dania Beach can stand apart. My work often blends creativity with real-world limits. I manage strong opinions and juggle time and budget constraints.

Briefly describe why you wish to serve as a member of the Public Art Advisory Board.

I want to serve on the public art advisory board to connect with others and foster pride in our community. As a new permanent resident, I'm eager to contribute to Dania Beach's identity and help set it apart from other coastal communities in the county. I'm a natural leader, often acknowledged for seeing projects through to completion. I have a reputation for approaching challenges from unique perspectives that spark creative solutions.

List any certifications/licenses which may further qualify you to serve on the Public Art Advisory Board.

Please agree with the following statement: I understand the duties and responsibilities of the board(s) or committee(s) for which I am applying. By signing below, I warrant the truthfulness and accuracy of the information provided in this application.

Signature:

eSigned via GovOS.com
Rebecca Pollesch

Print Name:

Rebecca Pollesch



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Contact Information:

Name: William ANS Candis _____

Home Address: 604 NE 2nd street #422 _____

Cell Phone: 2122446018 _____

Phone: _____

Email: Candiswill@gmail.com _____

What is your occupation? TikTok content creator _____

Business Name: Broward blueprint _____

Business Address: _____

Business Phone: _____

Are you a resident of Dania Beach?

Yes

No

Are you a resident of Broward County?

Yes

No

If yes, how long have you lived:

In Dania Beach? 4 years _____

In Broward County? 25 _____

Do you own a business in the City of Dania Beach? Yes/No

Broward blueprint

Name of Business: _____

Are you a registered FL voter?

Yes

No

Public Art Advisory Board Selection:

Have you attended any Dania Beach Commission or Advisory Board Meetings?

Yes

No

Are you currently serving, or have you ever served on any other City or County Boards, Commissions, or Committees? If yes, please provide names and dates.

No



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Are you aware of any potential conflict of interest (including, without limitation, any potential voting conflicts, or potential prohibited conflicts) that may arise from your serving on the City board or committee to which you are seeking appointment?

No - I am not aware of any conflicts. Yes – I am aware of select conflicts.

If yes, please explain:

Interest & Experiences

Please list any unique qualifications you have, and how your personal experience and background may relate to the work of a Public Art Advisory Board.

I used to own a very successful marketing public relations company in New York City. I help start the little Italy Street art project in 2009 with very famous artist like Winwood level Tristan Eaton Cleon Peterson.

Briefly describe why you wish to serve as a member of the Public Art Advisory Board.

I have a lot of art in my community. I would love to combine both of those skills and talents. I also make content creation, which could also complement the art committee to show the process and highlight the results.

List any certifications/licenses which may further qualify you to serve on the Public Art Advisory Board.

I have been involved in the art world for many years of many aspects in promotional in New York

Please agree with the following statement: I understand the duties and responsibilities of the board(s) or committee(s) for which I am applying. By signing below, I warrant the truthfulness and accuracy of the information provided in this application.

Signature:

eSigned via GovOS.com
William Ans Candis
Key: 874b7e6105b4c31bb07e6920f34999fc

Print Name:



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Contact Information:

Name: Najuma Gayle
Home Address: 20 Sw 4th Ave Dania beach
Cell Phone: 9543367418
Phone: _____
Email: Najumagayle22@gmail.com

What is your occupation? Nursing Student/Nonprofit Founder & Community

Business Name: Carms Kids Connect & Carms Enterprise

Business Address: 5200 Northwest 33rd Avenue suite 200 Fort lauderdale

Business Phone: 5616471583

Are you a resident of Dania Beach?

Yes

No

Are you a resident of Broward County?

Yes

No

If yes, how long have you lived:

In Dania Beach? 5 years

In Broward County? 10 years

Do you own a business in the City of Dania Beach? Yes/No

Name of Business: _____

Are you a registered FL voter?

Yes

No

Public Art Advisory Board Selection:

Have you attended any Dania Beach Commission or Advisory Board Meetings?

Yes

No

Are you currently serving, or have you ever served on any other City or County Boards, Commissions, or Committees? If yes, please provide names and dates.

No, I have not served on any city or county boards, commissions, or committees



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Are you aware of any potential conflict of interest (including, without limitation, any potential voting conflicts, or potential prohibited conflicts) that may arise from your serving on the City board or committee to which you are seeking appointment?

No - I am not aware of any conflicts. Yes – I am aware of select conflicts.

If yes, please explain:

Interest & Experiences

Please list any unique qualifications you have, and how your personal experience and background may relate to the work of a Public Art Advisory Board.

I bring a unique combination of community leadership, nonprofit experience, and a passion for youth and cultural engagement. As the founder of Carms Kids Connect, I have organized programs and initiatives that empower children and families, foster creativity, and strengthen community connections. Growing up between Jamaica and South Florida has given me a multicultural perspective, allowing me to understand and relate to diverse communities. These experiences equip me to contribute meaningfully to the Public Art Advisory Board

Briefly describe why you wish to serve as a member of the Public Art Advisory Board.

I wish to serve on the Public Art Advisory Board because I am passionate about creating public spaces that are inclusive, engaging, and culturally reflective. Public art can inspire pride, foster community identity, and improve the quality of life in our city. I want to help guide projects that are meaningful to residents and enhance the vibrancy of our public spaces

List any certifications/licenses which may further qualify you to serve on the Public Art Advisory Board.

Community Leadership Certification
CPR & First Aid Certification
Mental Health First Aid Training
Diversity, Equity & Inclusion (DEI) Training
Trauma-Informed Care Workshop
Experience in community engagement and youth-focused programming through Carms Kids Connect

Please agree with the following statement: I understand the duties and responsibilities of the board(s) or committee(s) for which I am applying. By signing below, I warrant the truthfulness and accuracy of the information provided in this application.

Signature:

eSigned via GovOS.com

Key: 874b7e6105b4c31bb07e6920f34999fc

Print Name:

Najuma Gayle



Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Contact Information:

Name: Dwight E Pilgrim Nero

Home Address: 500 NE 2nd St Apt 221

Cell Phone: 661-361-6520

Phone: _____

Email: Dwight@depnhospitalityconsultingllc.co

What is your occupation? CEO

Business Name: DEPN Group Of Companies

Business Address: 2980 NE 207th St, STE 300, Aventura FL 33180

Business Phone: 954-335-0043

Are you a resident of Dania Beach?
 Yes
 No

Are you a resident of Broward County?
 Yes
 No

If yes, how long have you lived:
In Dania Beach? 1 year In Broward County? 4 years

Do you own a business in the City of Dania Beach? Yes/No
No

Name of Business: _____

Are you a registered FL voter?
 Yes No

Public Art Advisory Board Selection:

Have you attended any Dania Beach Commission or Advisory Board Meetings?
 Yes No

Are you currently serving, or have you ever served on any other City or County Boards, Commissions, or Committees? If yes, please provide names and dates.
No



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Public Art Advisory Board Application

City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, FL 33004
(954) 924-6805 x3704

Are you aware of any potential conflict of interest (including, without limitation, any potential voting conflicts, or potential prohibited conflicts) that may arise from your serving on the City board or committee to which you are seeking appointment?

No - I am not aware of any conflicts. Yes – I am aware of select conflicts.

If yes, please explain:

Interest & Experiences

Please list any unique qualifications you have, and how your personal experience and background may relate to the work of a Public Art Advisory Board.

In my past years I was a Fine Art auctioneer for Parkwest galleries, and auctioned famous artwork such as dali, Rembrandt, Goyer, and Peter Max work of Art.

Briefly describe why you wish to serve as a member of the Public Art Advisory Board.

I would love to help support future art placements review within the city to help enhance the city so that it becomes a memorable destination.

List any certifications/licenses which may further qualify you to serve on the Public Art Advisory Board.

Please agree with the following statement: I understand the duties and responsibilities of the board(s) or committee(s) for which I am applying. By signing below, I warrant the truthfulness and accuracy of the information provided in this application.

Signature:

Print Name: Dwight E Pilgrim Nero

Singh, Maxine

From: Davis, Joyce
Sent: Sunday, January 11, 2026 8:48 PM
To: Singh, Maxine
Subject: Addendum Fw: Request to Waive or Sponsor IT Parker Community Center Fees

Good evening Maxine,

Please use the email below to use as backup for my Discussion & Possible Action item.

Thank you!

Get [Outlook for iOS](#)



Joyce L. Davis, Mayor

jdavis@daniabeachfl.gov | daniabeachfl.gov

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

Phone: 219.670.1066

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.



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: Jantasia Daughtry <jantasiadaughtry@gmail.com>
Sent: Sunday, January 11, 2026 7:37 PM
To: Davis, Joyce <jdavis@daniabeachfl.gov>
Subject: Request to Waive or Sponsor IT Parker Community Center Fees

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.

This message needs your attention

- No employee in your company has ever replied to this person.
- This is a personal email address.

Mark Safe Report

Powered by Mimecast

Good evening,

I am writing to formally request that the City waive or sponsor the facility rental fees for the use of the IT Parker Community Center for Deputy Eric Hoff.

The facility is being requested for a scheduled community event on 03/28/2026, and we are respectfully asking for consideration of a fee waiver or sponsorship in support of this occasion.

Please let me know if any additional information or documentation is needed to process this request. Thank you for your time, assistance, and consideration.

Kind regards,

Jantasia Daughtry-Hoff



City of Dania Beach Commission Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Vice Mayor Marco A. Salvino Sr.

VIA: n/a

SUBJECT: Request to Purchase and Install Images/Renderings of Former Mayor Tamara James During her Time as a Basketball Player for the University of Miami and the WMBA Washington Mystics Inside the C.W. Thomas Gymnasium

Request:

Request to Purchase and Install Images/Renderings of Former Mayor Tamara James During her Time as a Basketball Player for the University of Miami and the WMBA Washington Mystics Inside the C.W. Thomas Gymnasium

Background:

The Commission unanimously voted 5-0 to name the C.W. Thomas Gymnasium after former Mayor Tamara James. I am seeking approval and support for this item that will not exceed \$900.00 from my contingency.

Budgetary Impact

\$900.00 from my contingency funds.

Recommendation

I am seeking approval and support for this item that will not exceed \$900.00 from my contingency.



Client: T JAMES

Item: Foamboard- contour cut

Quantity:

Order No.

Previous Order No.

Designer: Christina

IMPORTANT: This is your virtual proof. Please check all numbers, letters, typos, quantities, colors and design. Zico Promo will not be liable once items are printed. This is a virtual representation of the art. Every computer monitor shows the colors on the proof sheet differently. We will work hard to match colors as closely as possible, but there may be slight variations in the final piece printed. Please consult a physical color chart when exact color matching is critical. Art is sized to the maximum imprint area per location. This proof is for placement verification only and may not be to exact proportions of the final piece printed. Starting from the 4th proof, there will be a charge of \$25 for each additional revision. If you submit a file



City of Dania Beach Commission Memorandum

DATE: 1/13/2026

TO: Mayor and Commissioners

FROM: Commissioner A.J. Ryan

VIA: Commissioner A.J. Ryan

SUBJECT: American Legion Post 209 – Special Event - Emergency

Request:

I am seeking to use my contingency fund to assist the Post with covering the cost of the special event permit.

Background:

American Legion Post 209 contacted me recently to do a march on January 19, 2026 at 8:00 a.m., in honor of Martin Luther King, Jr. The late filing of the permit request creates a cost of \$300.00 for the Post and I am seeking to use my contingency fund to assist the Post with covering the cost of the special event permit. As the event is next week and this recently came to my attention, I am requesting the add-on to the agenda as an emergency request, under discussion and possible action.

Budgetary Impact

\$300.00 from my contingency funds.

Recommendation

n/a



CITY OF DANIA BEACH SPECIAL EVENT APPLICATION

Submit a **COMPLETED APPLICATION**, SITE PLAN AND SITE PLAN NARRATIVE by email. Please make sure all sections are completed and all pages are initialed by the applicant. Incomplete application will be returned to applicant. After you submit the application with your fee, you will be contacted by the Special Event Coordinator to review and further process your application. The Special Event Coordinator will contact you once the review is complete to provide conditions or comments and the next available date for City Commission approval (if required).

PART I: EVENT REQUEST

Event Name: MLK Renaissance Inc 3 Post 209

Type of Event: Minor Event - less than 500 people, single day event, no road closures
Major Event - more than 500 people, consecutive multi-day event, road closures (major event requires Commission approval)
Wedding

Is your event located in a public park or City property? Yes No

Is your event located on the beach? Yes No

Location: 806 NW 1st Street, Dania Beach, FL 33004

Expected maximum attendance 75 Expected sustained attendance _____

Has this event been held in the past? Yes No

If yes, please list the past dates, locations and attendance _____

Detailed Description: (Activities, Vendors, Entertainment, etc.)

Walk Starting at 806 NW 1st Street Dania Beach, FL 33004
2 Blocks or 3 Blocks and Back to 806 NW 1st Street,
Dania Beach, FL 33004

Date and Time:	DATE	DAY	BEGIN	END	Attendance
SETUP:	<u>1-19-26</u>	<u>Monday</u>	<u>7:00 AM/PM</u>	<u>8:00 AM/PM</u>	_____
EVENT DAY 1:	<u>1-19-26</u>	<u>Monday</u>	<u>8 AM/PM</u>	<u>6 AM/PM</u>	<u>75</u>
EVENT DAY 2:	_____	_____	_____ AM/PM	_____ AM/PM	_____
EVENT DAY 3:	_____	_____	_____ AM/PM	_____ AM/PM	_____
BREAKDOWN:	<u>1-19-26</u>	<u>Monday</u>	<u>5 AM/PM</u>	<u>6 AM/PM</u>	_____

PART II: APPLICANT

Organization Name MLK Renaissance Inc / Post 209 Name of Authorized Signatory A. Ivie Cure
For-Profit Non-Profit Private (as registered in Sunbiz)

Address: 806 NW 1st Street City, State, Zip: Dania Beach, FL 33004

Date of registration: _____ State registered in: _____ Federal ID # _____

Email Address: IvieCure44@gmail.com Phone: 954-558-2775

Event Coordinator Name Larry Black & A. Ivie Cure Phone: _____

Title: _____ Phone: _____ Cell: 954-612-1451

Email address: _____ Fax: _____

Additional Contact Name _____ Will you be on site? Yes No

Title: _____ Phone: _____ Cell: _____

Email address: _____ Fax: _____

Event Production Company (if other than applicant) _____

Address: _____ City, State, Zip: _____

Contact Name: _____ Title: _____

Phone (day) _____ (night) _____ Cell: _____

Email address: _____ Fax: _____

PART III: EVENT INFORMATION

All City permits must be obtained through the City's Building Division using the Building Permit Application form. Apply and pay for the permits at least 30 days before the event. Contact the Building Division at (954) 924-6805 with any questions.

Admission/Registration Yes No If yes, how much? \$ _____

Alcohol for Sale Yes No Alcohol for Fee Yes No

If yes, how will the beverages be controlled and served? (Draft truck, bar tender, beer tub, etc.)

Provide State of Florida alcohol licenses and \$500,000 of Liquor Liability insurance 30 days before event.

Amusement Ride Yes No
If yes, name a contact of company: _____
What type of rides are you planning? _____

Florida Bureau of Fair Rides, Ron Jacobs (850) 921-1530 must be contacted 30 days before the event to schedule inspections and final approval of all vendors and rides prior to use.

Electricity Yes No Generator Yes No Amount of Kilowatts _____

Events requiring electricity must be permitted.

Company: _____ License #: _____

Name of Electrician: N/A Phone: _____

Entertainment Yes No

If yes, what type of entertainment will be there? Any notable documents?

Fencing or Barricades Yes No

Include proposed fences in your Site Plan & Narrative

Fireworks & Flame Effects Yes No

Name & Contact of Company conducting the show: _____

A permit and Fire Watch is required for all pyrotechnics displays.

Food Vendors Yes No

Food Trucks Yes No

Cooking Appliance Types (charcoal grills gas grills, deep fryers, etc.) _____

State Health Dept. Tara Palmer at (594) 397-9366 must be notified 10 days prior to event. All Food Vendors must be inspected by BSO Fire to ensure compliance prior to serving food. A fire extinguisher is required for each food booth. If a propane tank is used for a fuel source, it must be secured on the outside of the booth. LP Gas permits may be required.

Will any type of cooking appliances be used by either the Sponsor of the Event or any of its vendors?

Yes No

If so, indicate the type of appliance(s) to be used and the number of each applicant to be used:

N/A Electric Grill(s) # _____ Gas Grill(s) # _____ Charcoal Grill(s) # _____ Smoker Grill(s) # _____
Grease Fryer(s) # _____ Oven(s) # _____ Electric Range Burner(s) # _____ Gas Range Burner(s) # _____

Please Note – Grease Fryers are not permitted indoors unless they are protected with an approved Hood and a UL300 Compliant Wet Chemical Automatic Fire Suppression System in accordance with NFPA 96.

Does each cooking appliance have its own dedicated Fire Extinguisher? Yes No

Please Note – Each cooking appliance must have its own dedicated fire extinguisher. Class K fire extinguishers are required for fryers. You need to demonstrate that this requirement will be met by making a note on the site plan indicating compliance with all of the above requirements or providing a letter to the fire prevention bureau.

Does each cooking area have the proper clearances from all other event areas? Yes No

Please Note – Cooking areas can be located no closer than 30 feet from any tent or canopy structure, event rides, stages, grandstands of bleachers, etc. Ensure that this measurement is demonstrated on the site plan.

Food Truck and vendors that are participating at the event.

1. Fire Safety Inspection is required the day of the event.
2. Certified Gas Company to inspect the food trucks and any vendor that is cooking with gas prior to cooking for the opening of the event. (Leak detection test).
3. Food trucks that are participating must have an approved and updated fire suppression extinguishing system.
4. Food trucks are to be 10 feet apart from other food trucks. Vendors that are cooking outside in separated booths must be 10 feet apart from other vendors that are cooking.
5. All vendors that are cooking must have the proper fire extinguisher to extinguish their product.

Music Yes No

If yes, what music format(s) will be used? (Amplified, acoustic, recorded, live, MC, DJ, etc.):

Inside the building using a speaker
3 of 6

List the type of equipment you will use (speakers, amplifier, drums, etc.):

Speakers.

Stages Yes No Type (wood, metal, trailer stage, etc.) _____
Stages may require permits.

Days and times music will be played: 1/19/2026 11am - 6pm

How close is the event to the nearest residence? 10 feet.
It is the responsibility of the event coordinators/promoter to reach out to businesses within proximity of the event.

Parking Impact Yes No If yes, lot location(s)? _____

Date(s) of Closure _____ Time(s) of Closure _____
All Parking Spaces that are impacted by an event will be billed to the event organizer through the City's Parking Division and must be paid in full before the event.

Road Closings Yes No If yes, define Closure(s) _____

Date(s) of Closure _____ Time(s) of Closure _____

Sanitation & Waste

Will the event encourage Recycling and Sustainability? Yes No
Recycling must be provided at all City events, facilities & parks. All dumpsters must be removed at the end of the event.

Company Name _____ Contact _____ Phone _____
All grounds must be cleaned up immediately after completion of event or you will be subject to fees. You are responsible for securing recycling services.

Security/Police Yes No

Name _____ Phone _____
Security companies and their plans must be approved, and you may still be required to hire BSO Police.

Security Company _____ Contact _____ Phone _____

Tents or Canopies Yes No
No penetration of ground spike is allowed. All structures must be water-weighted. Tents larger than 10 x 10 require a permit.

Quantity and size of each? N/A

Company Name _____ Contact _____ Phone _____
A detailed Site Plan showing the locations and size of each canopy or tent is required. A permit and final inspection is required if there are multiple canopies, if they are going to be used for cooking or if there are tents with walls. All tents must be flame retardant. A certificate of flame retardancy and a sample of the tent fabric for filed testing must be submitted for product approval with this application. This information can be obtained from the tent manufacturer or the tent rental company. Participating vendors must be separated by a minimum of 3 feet regardless with usage of a tent or a canopy classification.

Toilets Yes No
All toilets must be removed within 24 hours. Portable Toilets are regulated by Broward County. Please contact the Environmental Manager at (954) 412-7334.

Transportation Plan Yes No
Any events larger than \$5,000 people must have an approved Transportation Plan.

PART IV: SECURITY AND EMERGENCY SERVICES

Your Event may require Security and Emergency Services which will be determined using this application, your Site Plan and Narrative. MOT, transportation plan and any additional information requested during your Special Events meeting. The hourly rate and costs for services will be quoted on the "Cost Estimate" worksheet developed at the meeting and provided to the organizer. The cost may change after the meeting.

POLICE

Your event may require security services based on expected attendance and other risk factors such as alcohol, time, day, location, event type of weather. Depending on your event, it may be possible to supplement some of the Police services with a private third-party security company if their security plan is approved by the BSO Police Department. If you want to use a private security company, their proposed security plan must be presented along with their business license and contact information with this event application. The Police will review the plan and inform you if it meets City requirements.

BSO DETAIL REQUIREMENT

Based upon anticipated attendance, site or building size, site location, and ability to assure public safety requirements, a Broward Sheriff's Office detail may be required.

FIRE WATCH REQUIREMENT

A fire watch may be imposed depending on the type of event, number of persons present and/or hazards involved. The number of personnel and apparatus required may vary depending on the type of event and hazards involved. Below are the current rates charged for the presence of a fire watch detail and/or fire inspector:

Off-Duty detail assignment services performed by Dania Beach Fire Rescue Personnel will be paid at their current overtime rate of pay with benefits (3 hour minimum). In addition, an administrative fee of 10% will also be charged based on the total cost of personnel and apparatus. Personnel costs are currently estimated to be \$84.42 per hour, per person (3 hour minimum).

The cost of apparatus is as follows:
Rescue Truck - \$32.00 per hour
Engine (1500 gpm) - \$17.00 per hour
Ladder (1500 gpm) - \$80.00 per hour

The City of Dania Beach requires payment 14 days in advance for the detail services and fees are to be made payable to the City of Dania Beach by means of *cash advance or a cashier's check*. Fees are based on individual employee's overtime rates which vary from person to person. The amount estimated is based on the highest overtime rate currently payable in addition to fees for FICA, Medicare, Worker's Compensation and Administrative fees. In the event that the entire estimated amount is not required for services, the City will refund the money, less the expenses incurred for the service. Should the amount of time required for the fire watch detail exceed that agreed up before the event, the Event sponsor will be required to pay for any overage based on the actual cost for the fire watch. The Event sponsor will be responsible to pay the actual service price incurred.

PART V: APPLICANT ACCEPTANCE

The information I have provided on this application is true and complete to the best of my knowledge. If I have not submitted my application with the necessary plans, within the deadline and according to the rules outlined in the Special Events Ordinance, it may be denied.

Before receiving final approval from the City Commission, I understand that I (and the production company, if applicable), must furnish an original certificate of General Liability Insurance naming the City of Dania Beach as additionally insured in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the City Risk Manager, and an original certificate of liquor liability insurance in

the amount of five hundred thousand dollars (\$500,000) if alcohol is being served. Other liability insurance and fees may also be required up to thirty (30) days in advance of the event.

I understand that the City of Dania Beach sponsored activities have precedence over the event requested above and I will be notified if any conflicts arise.

I understand that the BSO Police Department will determine all security requirements and that the BSO Fire Rescue will determine all fire and Emergency Medical Services requirements.

I understand that any cancellations for City scheduled services must be made by phone to each department representative at least 24 hours before the scheduled event time or the organizer will be liable for any associated fees.

I understand that the City has a noise ordinance that my event must follow. I agree to abide by all provisions of the noise control ordinance and understand that my failure to do so may result in a civil citation, a physical arrest, or the shutting down of the event. If at any time during the event it is determined by law enforcement personnel, code enforcement personnel, parks and recreation personnel, or any other City representative that the entertainment or music is causing a noise disturbance, I will be directed to lower the volume to an acceptable level as determined by City staff. If a second noise disturbance arises during the event, I may be directed to shut down the music or entertainment for the remainder of the event.

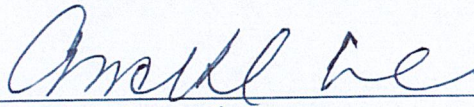
PART VI: SUBMISSION

Email application and plans to: specialeventapplication@daniabeachfl.gov

Site Plan must include the following with application:

- 1. ALL events – Event Site Plan & Narrative – show stages, restrooms, fencing, tents, etc.
- 2. Closed Roads – Maintenance of Traffic Plan – show barricades, directions, cones, etc.
- 3. Transportation Plan – show transportation options for attendees.
- 4. Security needs – Security Plan – detail how event coordinator will manager security.

Mail application fee (payable to the City of Dania Beach) to: Attend: Shanesa Mykoo, Special Event Coordinator 100 West Dania Beach Boulevard, Dania Beach, Florida 33004


Event Coordinator Signature

1/12/2026
Date