



MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, FEBRUARY 24, 2026 - 7:00 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Davis called the meeting to order at 7:01 p.m.

Present:

Mayor Joyce L. Davis

Vice-Mayor Marco A. Salvino, Sr.

Commissioner Lori Lewellen

Commissioner Luis Rimoli

Commissioner A. J. Ryan IV

City Manager Ana M. Garcia, ICMA-CM

City Attorney Eve Boutsis

City Clerk Elora Riera, MMC

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

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

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

3.1 Pack 954, Webelos - Cub Scouts — Introduction — Sponsored by Commissioner Rimoli

Commissioner Rimoli introduced the item and presented a certificate to the cub scouts.

3.2 Dr. Martin Luther King, Jr. Art and Essay Contest Award Recipients - Parks and Recreation

Deputy Director of Parks and Recreation Anthony Ifedi introduced the item and recognized gold, silver and bronze award recipients from Dania Beach Elementary, Collins Elementary and the Rising Stars program.

3.3 Presentation of the PJ Meli Park Conceptual Design - Parks and Recreation

This item was taken after item 11.1.

Director of Parks and Recreation Cassi Warren introduced the item.

Kirk Olney of Bermello Ajamil presented a PowerPoint presentation and video on the conceptual design of PJ Meli Park and answered questions from the Commission regarding architecture, entryways and exit points.

3.4 Retroactive Approval - Request for Proclamation — Mount Zion AME Church — 117th Anniversary, February 22, 2026 — Sponsored by Mayor Davis

This was taken after item 12.1.

There was Commission consensus for approval of the retroactive approval of the proclamation for Mount Zion AME Church 117th Anniversary.

3.5 Special Event Application:
- MIASF Waterway (Waiver of Parking Fees) - Parks and Recreation

There was Commission consensus to waive the parking fees for the MIASF Waterway event.

4. PROCLAMATIONS

4.1 National Government Communicators Day - February 20, 2026 - Marketing and Communications

Vice Mayor Salvino read the proclamation into the record and presented the proclamation to Marketing and Communications Division Director Nannette Rodriguez.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

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

- Recognition to the Finance Team for the GFOA's "Triple Crown" award
- C.W. Thomas Park Ribbon cutting ceremony
- Design of P.J. Meli Park and Chester Byrd Park
- Dania After Dark Wine and Seafood Festival
- Appointment to a special committee for Broward County Public Schools by Superintendent Hepburn
- 3rd Annual Senior Management Retreat
- Board appointment by the Director of the master's program for Public Policy and Public Administration at the University of Miami a for mentoring and intern program.
- Mac's Towing mural
- Detailed update coming to the March meeting regarding the Southeast Drainage Project.

5.2 City Attorney

City Attorney Boutsis had nothing to report.

5.3 City Clerk - Reminders

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

- March 10, 2026 CRA Board Meeting - 6 p.m.
- March 10, 2026 City Commission Meeting - 7 p.m.
- March 24, 2026 City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala reported on recent criminal activity to include ongoing enforcement efforts at 221 SW 15th Street, resulting in multiple citations being issued, an LPR hit resulting in the vehicle recovery and arrest, and a felony stalking and harassment arrest. He introduced Sergeant Roberto Valdez, the new Crime Suppression Team Sergeant and announced the operational plans for spring break at the beach and Dania Pointe.

City Manager Garcia read a letter she received from Rositta Kenigsberg, the president of the Holocaust Museum, recognizing Captain Tarala and his team for ensuring the safety of all volunteers, students, visitors and Holocaust survivors.

Fire Chief Pellecer reported that in January the department responded to a total of 772 calls for service, including 102 fire-related calls and 670 medical calls. He advised that Fire Prevention staff are at 42% of annual inspection assignments completed, including 40 plan reviews and 284 inspections during the month of January. He confirmed all fire pumps successfully passed all required annual testing and inspections with no issues identified. He expressed appreciation to Dania Pointe for their ongoing partnership and allowing use of its parking garage facilities for department-wide training exercises, including recruit, cadet, and specialty team scenarios. He reported that the recent Safety Saturday event was held February 21 at P.J. Meli Park and was well attended. The next Safety Saturday is scheduled for March 21, 2026, at C.W. Thomas Park and will include CPR training opportunities for residents.

7. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Shawn DeRosa – 408 SE 5th Street
- Robert Kirschgraber – 2725 Treasure Cove Drive

8. CONSENT AGENDA

This item was taken after item 12.1.

Commissioner Rimoli made a motion to approve the consent agenda minus item 8.7. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

8.1 Minutes: February 10, 2026 City Commission Meeting

Approved under consent agenda.

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE THIRD RENEWAL OF EMERGENCY DEBRIS REMOVAL AND DISPOSAL SERVICES CONTRACTS FOR PRIMARY, SECONDARY AND TERTIARY SERVICES WITH BERGERON EMERGENCY SERVICES, CUSTOM TREE CARE, INC. AND KDF ENTERPRICES, LLC, RESPECTIVELY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.4 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REQUESTING AUTHORIZATION FOR AMERICAN FORZA LLC TO REPAIR AN OUTFALL AND SEAWALL AND TO EXCEED THE ANNUAL SINGLE VENDOR PURCHASING POLICY OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR THIS PROPOSAL; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

Approved under consent agenda.

8.5 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO THE ASSIGNMENT AND ASSUMPTION OF THE MANAGEMENT OF THE DANIA BEACH MARINA AND CONSENT TO ASSUMPTION TO US MARINA GROUP, LLC; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE ASSIGNMENT AGREEMENT, EXHIBIT “A”; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Parks and Recreation)*

Approved under consent agenda.

8.6 Request for Use of Discretionary Funds — Broward League of Cities Scholarship Committee — *Sponsored by Mayor Davis*

Approved under consent agenda.

8.7 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO RESOLUTION NO. 2025-020, APPROVING THE 2025-2026 FUNDING UNDER THE CITY’S COMMUNITY GRANT POLICY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Finance Dept.)*

City Attorney Boutsis read the title of the resolution.

Mayor Davis commented that the Mobile School Pantry stood out to her and she would like to have a discussion amongst the commission together. She noted that the Humane Society is receiving \$5,000.00 for pets and only \$2,500.00 is going towards schools who are desperately in need and affordability is one of the biggest health issues.

Zeina Zein-Wolland of Mobile School Pantry explained the programs mission and funding request.

Mayor Davis explained she pulled the item as the funding request was reduced to \$2,500.00 and she is requesting the Commission to reconsider the funding for \$8,000.00 to allow the Mobile School Pantry to service the remainder of the Dania schools and she is seeking approval from the Commission for that.

Commissioner Ryan commented that when they went over the grants, there was another program doing the same thing and Chief Financial Officer Yeimy Guzman responded affirmatively and said that was the consensus because of the duplicated services at the same school and that's why both were receiving \$2,500.00.

Commissioner Ryan noted that two organizations had requested the maximum \$10,000.00 community grant, clarifying that one program serves all three elementary schools while the other serves only one.

Vice Mayor Salvino expressed concern about revisiting individual grant amounts after prior one-on-one discussions and staff recommendations, cautioning that increasing one award could set a precedent and create inequities. He emphasized the importance of fairness, consistency, and adhering to the established review process.

Mayor Davis agreed that any reconsideration should involve reviewing all applications collectively rather than adjusting a single award. She suggested the possibility of holding a future workshop to review the grant policy but acknowledged the need to ensure fairness to all applicants.

Commissioner Lewellen questioned the timing and asked if a decision had to be made now. Chief Financial Officer Guzman responded that under the existing policy, grant decisions were scheduled for release in February. Commissioner Lewellen noted conversations and decisions were already made. While open to minor adjustments, she recommended approving the item as presented and revisiting policy changes for next year.

Commissioner Rimoli asked whether discretionary funds could be allocated later if this was passed now and Chief Financial Officer Guzman responded that additional funding could be provided as long as the total allocation does not exceed the \$10,000.00 annual maximum

Commissioner Lewellen made a motion to approve the item. The motion was seconded by Commissioner Ryan which carried 4-1 with Mayor Davis voting no.

Commission recessed at 9:22 p.m. and returned at 9:33 p.m.

8.8 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, UPDATING THE CITY COMMISSION'S DECORUM POLICY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Mayor Joyce L. Davis*)

Approved under consent agenda.

8.9 RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING APPROVAL OF A REDUCED PARKING RATE AGREEMENT AND ACKNOWLEDGMENT OF FILMING ACTIVITIES COORDINATED THROUGH FILM LAUDERDALE, A DEPARTMENT OF BROWARD COUNTY, FOR A TWO-DAY PRODUCTION WITHIN THE CITY OF DANIA BEACH BY STERLING VIRGIL III, LLC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*City Manager's Office*)

Approved under consent agenda.

9. BIDS AND REQUESTS FOR PROPOSALS

None.

10. QUASI-JUDICIAL HEARINGS

None.

11. FIRST READING ORDINANCES

11.1 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE REQUEST MADE BY 2700 GRIFFIN HOLDINGS LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP FOR PROPERTIES GENERALLY LOCATED AT 4880 SW 28th AVE AND 4901 SW 27th TERRACE, IN THE CITY OF DANIA BEACH, FLORIDA, TO REZONE THE PROPERTIES FROM TWO-FAMILY RESIDENTIAL DISTRICT (RD-8000) AND SINGLE-FAMILY 6000 RESIDENTIAL (RS-6000) TO PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (PRD-1) (UNDER APPLICATION RZ-034-24), SUBJECT TO CERTAIN RESTRICTIONS; AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE REZONING OF THE PARCEL; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (*Community Development*)

This item was taken after item 3.2.

City Attorney Boutsis read the title of the ordinance and explained the applicant has requested to continue the matter to March 10, 2026 to allow more outreach to the community.

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

- Shawn DeRosa – 408 SE 5th Street
- Ed Campion – 420 SE 5th Street

Others that signed up to speak deferred their comments to the March 10, 2026 meeting.

Commissioner Ryan made a motion to continue the item to March 10, 2026 at 7:00 p.m. The motion was seconded by Commissioner Lewellen which carried unanimously on voice vote.

11.2 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 WATER TREATMENT PLANT CHEMICAL FEED SYSTEM REHABILITATION PROJECT; 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.

Deputy Director of Public Services Sean Schutten introduced the item.

Mayor Davis opened the floor to public comments and there were none.

Commissioner Ryan commented that he had a discussion with staff and this is coming out of the city's water fund and the water fund is running low. The city is going to combine the sewer fund and water fund together to fund the water moving forward. He wanted to make everyone aware that in the future, there will be a discussion about increased rates for sustainability.

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

11.3 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28 "LAND DEVELOPMENT CODE"; PART 2, "SITE DEVELOPMENT REGULATIONS"; ARTICLE 205, TABULAR SUMMARY OF SITE DEVELOPMENT STANDARDS FOR ALL ZONING DISTRICTS"; TO CREATE SECTIONS 205-11 THROUGH 205-16, TO IMPLEMENT THE CITY'S LIVE LOCAL DEVELOPMENT STANDARDS PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES, AS AMENDED; AMENDING ARTICLE 200. – "USER GUIDE FOR PART 2 OF THE CODE", TO CREATE SECTION 200-60 ENTITLED "SITE PLAN REVIEW PROCEDURES FOR APPLICATIONS PURSUANT TO SECTION 166.04151(7), FLORIDA STATUTES," TO PROVIDE FOR DEVELOPMENT REGULATIONS AND ADMINISTRATIVE REVIEW OF

CERTAIN AFFORDABLE HOUSING PROJECTS PURSUANT TO STATE LAW; AND CREATING SECTION 200-61 ENTITLED "IMPLEMENTATION PROCEDURES FOR SITE PLANS UTILIZING "THE LIVE LOCAL ACT"; 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 and introduced the item.

Deputy Director of Community Development Corinne Lajoie introduced the item.

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

- Shawn DeRosa - 408 SE 5th St.
- Robert Kirschgraber – 2725 Treasure Cove Drive

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

11.4 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO THE SUBJECT OF LEGAL AND OFFICIAL ADVERTISEMENTS; UPDATING THE CODE OF ORDINANCES TO ALLOW FOR PUBLICATION OF ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICLY ACCESSIBLE WEBSITE PURSUANT TO FLORIDA LAW; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Clerk)*

City Attorney Boutsis read the title of the ordinance.

City Clerk Riera introduced the item.

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

12. SECOND READING ORDINANCES

12.1 ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING CHAPTER 28, ENTITLED "LAND DEVELOPMENT CODE", PART 1 ENTITLED "USE REGULATIONS," AT ARTICLE 105, ENTITLED "USE REGULATIONS FOR RESIDENTIAL AND OPEN SPACE ZONING DISTRICTS" AT SECTION 105-20 TO AMEND THE USE SCHEDULE TO INCLUDE FOWL WITHIN CERTAIN DISTRICT REGULATIONS; AND CREATING SECTION 105-270 ENTITLED "FOWL" TO CREATE MAINTENANCE AND ENFORCEMENT REGULATIONS RELATING TO HOUSING OF FOWL; AND AMENDING PART 7, ENTITLED CODE ADMINISTRATION; ARTICLE 725, ENTITLED "DEFINITIONS", AT SECTION 725-30 ENTITLED "TERMS DEFINED" TO PROVIDE DEFINITIONS RELATING TO FOWL;

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

This item was taken after item 13.1.

City Attorney Boutsis read the title of the ordinance.

Deputy Director of Community Development Corinne Lajoie introduced the item and explained the amendments made from first reading.

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

- Bobbie H. Grace – 110 NW 8th Ave.
- Cody McCall- 33 SE 12th St.
- Bennie Moultry – 220 SW 11th Ave.
- Rickie Young – 225 NW 7th Ave.
- Laura Metrick – 352 SE 5th St.
- Robert Kirchgraber – 2725 Treasure Cove Dr.
- Daryl Williams – 420 SW 1 St.
- Gail Jones – 717 SW 8 St.
- Cecille Collins – 722 SW 7 Terr.
- Shawn DeRosa - 408 SE 5th St.
- Ed Campion – 420 SE 5th St.

Mayor Davis reiterated that her position remains that of first reading.

Commissioner Lewellen asked what is to be done if the resolution does not pass and residents continue to have chickens and City Attorney Boutsis responded that Code should be called and Code can site the properties.

Commission Rimoli commented that he has received many phone calls and emails and no one is in support of this change and it should be left as is.

Commissioner Ryan spoke in support of the proposed ordinance. He emphasized sustainability, food security, and neighborhood character, noting rising egg prices and drawing a comparison to the City’s previously adopted accessory dwelling unit ordinance as a property value enhancement. He concluded that allowing backyard hens would enhance sustainability, promote household self-sufficiency during supply disruptions, provide educational benefits for children, and support a healthier, more resilient community.

Commissioner Ryan made a motion to approve the item.

Vice Mayor Salvino stated that he had received calls both in support of and opposed to the proposal. He expressed that regardless of whether the ordinance is adopted, chickens and other roaming animals would continue to exist in the community and enforcement would remain challenging. He noted broader concerns about overregulation and the difficulty of addressing every resident complaint, emphasizing that it is impossible to fully control wildlife or satisfy all viewpoints. He concluded that the measure would have limited practical impact either way.

The motion was seconded by Vice Mayor Salvino which failed 3-2 with Commissioner Lewellen, Commissioner Rimoli, and Mayor Davis voting no and Commissioner Ryan and Vice Mayor Salvino voting yes.

13. DISCUSSION AND POSSIBLE ACTION

13.1 Mock Commission Meeting, March 31, 2026 - REACH Program — Olsen Middle School — *Sponsored by Mayor Davis*

This item was taken after item 3.3.

Mayor Davis introduced the item, and Kelly Sharabi explained the program.

There was consensus from the Commission for this program.

14. APPOINTMENTS

14.1 Advisory Board Appointments - City Clerk

- Dania Beach Housing Authority Board - 1 vacancy - Mayor Davis
- Marine Advisory Board - 1 vacancy - Vice Mayor Salvino

Mayor Davis deferred her appointment for the Dania Beach Housing Authority Board to the next meeting.

Vice Mayor Salvino deferred his appointment for the Marine Advisory Board to the next meeting.

15. COMMISSION COMMENTS

15.1 Commissioner Lewellen

Commissioner Lewellen thanked the deputies that participated in the homeless initiative over the weekend and commented that she received a nice thank you note from Pastor Bob at Community Bible Church for the funding provided in their emergency drainage situation. She commended the Parks and Recreation team for the Black History Month event this evening noting that the children and families really seemed to enjoy it.

15.2 Commissioner Rimoli

Commissioner Rimoli echoed Commissioner Lewellen's comments about tonight's event and thanked the Parks and Recreation staff for a great evening.

15.3 Commissioner Ryan

Commissioner Ryan commented that he spoke to the Marine Advisory Board and they would like to coordinate with the City for a waterway cleanup event and the possibility of bringing back the marine flea market. He emphasized the importance of protecting waterways as a key

community resource. He recognized the 117th anniversary of Greater Mount Zion African Methodist Episcopal Church and provided an update on the Boys State program, noting that seven local students will attend this year through additional fundraising efforts. He provided an update on the Solid Waste Authority, including the hiring of a new executive director and the forthcoming facilities agreement requiring multi-city approval. He encouraged fellow commissioners and residents to tour the local waste-to-energy facility to better understand municipal waste processing and sustainability efforts.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino had nothing to report.

15.5 Mayor Davis

Mayor Davis expressed appreciation for the City's Black History Month events, noting the significance of the upcoming 2026 centennial of Negro History Week and commending the community's continued celebration of cultural diversity. She highlighted the successful opening of CW Thomas Park and thanked staff and residents for their participation.

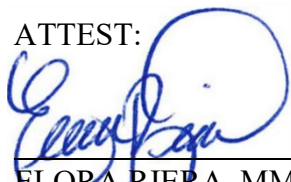
The mayor spoke about attending an iftar dinner with community partners and thanked everyone who attended and for supporting diversity. She spoke about meeting with several South Florida mayors and Mayor Alon Davidi of Sderot, Israel, discussing leadership, collaboration, and innovation. She further noted participation in discussions with Israeli port representatives regarding emerging technologies and economic development opportunities.

Additionally, she recognized the 70th anniversary of Jaxson's Ice Cream Parlor, and noted she attended the opening of a new \$90 million waste management recycling facility in Pembroke Pines and reminded residents of the Broward League of Cities scholarship opportunities. She thanked everyone for a great night and for being professional.

16. ADJOURNMENT

Mayor Davis adjourned the meeting at 10:38 p.m.

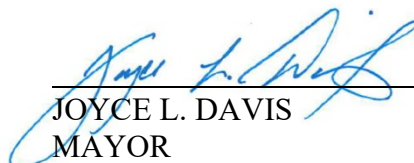
ATTEST:



ELORA RIERA, MMC
CITY CLERK



CITY OF DANIA BEACH



JOYCE L. DAVIS
MAYOR

Approved:
March 10, 2026