



MINUTES OF REGULAR MEETING  
DANIA BEACH CITY COMMISSION  
TUESDAY, MARCH 10, 2026 - 7:00 P.M.

**1. CALL TO ORDER/ROLL CALL**

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

**Present:**

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

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

**2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

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

**3. PRESENTATIONS AND SPECIAL EVENT APPROVALS**

3.1 The Honorable Congresswoman Debbie Wasserman Schultz - Check Presentation

Congresswoman Debbie Wasserman Schultz spoke and commented on the funding that she along with the city has been able to receive in the last few years for different projects throughout the city and granted the city with a \$1,000,000.00 check.

3.2 FDOT Presentation of MMOA SR 9 - *Public Services*

*This item was taken after item 4.1.*

Director of Public Services Fernando Rodriguez introduced the item.

Project Managers Gregory Jett and Aaron Wilbur from FDOT presented the design concept for the I-95 and State road ramp.

There was consensus from the Commission to move forward.

3.3 Request for Proclamation Approval:

- Women's History Month — March 2026 — Sponsored by Mayor Davis
- Droni Aerospace — March 26, 2026 — Sponsored by Mayor Davis
- National Autism Acceptance Month — April 2026 — Sponsored by Mayor Davis

There was consensus to approve all three proclamation requests.

3.4 Request for Approval and Update — D5K Fit and Fun Walking Club — Anniversary Celebration, May 8, 2026 — Sponsored by Mayor Davis

Mayor Davis introduced the item and will bring it back with the details.

3.5 Special Event Application:

- Lululemon Run Club Launch 2026

There was consensus to approve the special event application.

#### 4. PROCLAMATIONS

4.1 Women's History Month — March 2026 — Sponsored by Mayor Davis

Mayor Davis read the proclamation into the record and presented it to Joanna Granett and Mariangelica Alvarado.

#### 5. ADMINISTRATIVE REPORTS

##### 5.1 City Manager

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

- Senior Leadership Training
- Historic preservation and Woman's Club construction update
- Meeting on February 26<sup>th</sup> regarding vision of Broward County Schools
- Follow-up on concerns regarding P.J. Meli
- Public Records Requests
- Concerns with traffic and noise as a result of Ignite at Mad Arts
- Thank you to Hillary Cassel for her leadership, support and commitment
- Veterans Park sign

##### 5.2 City Attorney

City Attorney Boutsis reported on the upcoming shade session meeting taking place on March 23, 2026 with regards to litigation with the City of Hollywood.

### 5.3 City Clerk - Reminders

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

- March 24, 2026 City Commission Meeting
- April 14, 2026 CRA Meeting - 6 p.m.
- April 14, 2026 City Commission Meeting - 7 p.m.

### 6. PUBLIC SAFETY REPORTS

Captain Tarala reported on recent police related incidents that took place in the city, gave an update on Spring Break Operations for the beach and Dania Pointe and introduced the new patrol Lieutenant O'Malley.

Fire Chief Pellecer reported on training they provided to hotels and businesses on the beach on the use of Narcan, recent fire related incidents that took place and assisting the elderly with checking smoke alarms.

### 7. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Cecilia Fiad - 23 SE 4th Terr.
- Cheryl Robinson – 800 NW 2<sup>nd</sup> St.
- Shawn DeRosa – 408 SE 5<sup>th</sup> St.

### 8. CONSENT AGENDA

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

8.1 Minutes: February 24, 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 APPROVAL OF CHANGE ORDER NO. 05; AUTHORIZING THE USE OF CONTINGENCY FUNDS AND ADDITIONAL FUNDING TO COVER CHANGE ORDER NO. 5, RELATING TO THE CONTRACT ENTERED INTO WITH VPR CONSTRUCTION, INC., FOR DANIA BEACH CITY HALL WINDOW AND DOOR REPLACEMENT FOR TWENTY SEVEN THOUSAND FIVE HUNDRED AND THREE DOLLARS AND SIX CENTS (\$27,503.06); 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, AUTHORIZING THE EXPENDITURE OF FUNDS TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR FISCAL YEAR 2025-2026 FOR AUDIO VISUAL SERVICES FROM FULL MOON CREATIVE, LLC.; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.(Parks and Recreation)

*Approved under consent agenda.*

8.5 RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR EQUIPMENT RENTALS AND ENTERTAINMENT SERVICES FROM BFAV LLC, D/B/A/ ALL ON STAGE PRODUCTIONS LLC, THROUGH THE DURATION OF THE AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Parks and Recreation)

*Approved under consent agenda.*

8.6 RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO EXCEED THE ANNUAL VENDOR TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR EQUIPMENT RENTALS AND RELATED PRODUCTS FROM HERC RENTALS, INC., THROUGH THE DURATION OF THE AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Parks and Recreation)

*Approved under consent agenda.*

8.7 RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT (MMA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PROVISION OF LANDSCAPE IMPROVEMENTS BY THE STATE ON SIX LANDSCAPED STRIPS AND HARDSCAPE AREAS ALONG INTERSTATE 95 (I-95) INTERCHANGE RAMPS OFF STIRLING AND GRIFFIN ROADS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

*Approved under consent agenda.*

8.8 RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A LIMITED USE LICENSE AGREEMENT WITH SPECIAL NEEDS GROUP INC. TO USE THE PROPERT LOCATED AT THE SOUTHWEST CORNER OF NW 1 STREET AND NW 3 AVENUE FOR CITY SPONSORED EVENT PARKING; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)

*Approved under consent agenda.*

8.9 RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING AN APPLICATION TO THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM IN THE AMOUNT OF SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00) FOR THE GRIFFIN MARINE PARK BOAT RAMP AND DOCK REPLACEMENT PROJECT; PROVIDING FOR A CITY MATCH IN THE AMOUNT OF SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00); PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

*Approved under consent agenda.*

9. **BIDS AND REQUESTS FOR PROPOSALS**

9.1 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. 25-027, ENTITLED “CHEMICAL FEED REHABILITATION PROJECT,” TO RAZORBACK LLC, IN AN AMOUNT NOT TO EXCEED ONE MILLION NINE HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED SEVEN DOLLARS (\$1,979,307.00), WHICH INCLUDES A \$75,000.00 CONTINGENCY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

*Item 12.1 was taken before this item.*

City Attorney Boutsis read the title of the resolution.

Director of Public Services Fernando Rodriguez introduced the item.

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

9.2 RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF THE CITY INVITATION TO BID (“ITB”) NO. 25-031, ENTITLED “BUS SHELTER MAINTENANCE” AND AUTHORIZING THE

PROPER CITY OFFICIALS TO EXECUTE AN AGREEMENT WITH KLEN SPACE, INC: PROVIDING FOR CONFLICTS; FUTHER, PROVIDING FOR AN EFFECTIVE DATE. (Public Services)

City Attorney Boutsis read the title of the resolution.

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

## 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)

City Attorney Boutsis read the title of the ordinance.

Planning and Zoning Manager Viviana Batista introduced the item.

Attorney Rod Feinder speaking on behalf of the applicants presented the application request and advised that they were unable to conduct public outreach after the last meeting due to scheduling however public outreach is scheduled for March 17<sup>th</sup> at 7:00 p.m. at P.J. Meli park.

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

- Kevin P. Finger – 5117 SW 28th Ave.
- Jennifer Stewart – 4891 SW 28 Ave.
- Kirsty Forgie – 511 SW 27th Terr.
- Louie Granteed – 1101 Ben Tobin Dr.
- Israel Valdes – 2612 Griffin Rd.
- Eviator Sasson – 2750 Griffin Rd.
- Itay Sela – 2750 Griffin Rd.
- Aron Younger – 2750 Griffin Rd.
- Shawn DeRosa – 408 SE 5<sup>th</sup> St.

- Sharon Sharaby – 5310 SW 32<sup>nd</sup> Terr.
- Alina Yllanes – 4937 SW 27<sup>th</sup> Terr.

Attorney Rod Feinder address some of the concerns brought up under citizen’s comments with regard to flooding and traffic.

Discussion amongst the Commission continued regarding the project, focusing on concerns about lack of prior community outreach, ongoing code violations, and neighborhood impacts such as parking, noise, trash, and property management. Frustration was expressed that a promised meeting with residents did not occur, emphasizing the need for meaningful engagement and trust-building before moving forward.

Director of Community Development Eleanor Norena clarified that most prior violations had been resolved, with remaining issues tied to zoning constraints. Attorney Feiner stated efforts have been made to address complaints and maintain the property, while acknowledging challenges with tenant and third-party behaviors.

The Commission agreed to allow additional time for community meetings and corrective actions before a final decision.

**Commissioner Lewellen made a motion to approve the item. The motion was seconded by Vice Mayor Salvino which carried 4-1 with Commissioner Lewellen, Commissioner Rimoli, Vice Mayor Salvino and Mayor Davis voting yes and Commissioner Ryan voting no.**

## 12. SECOND READING ORDINANCES

### 12.1 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 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)

*This item was taken before item 9.1.*

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

### 12.2 ORDINANCE NO. 2025-\_\_\_\_\_

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.

Deputy Director of Community Development Corinne Lajoie introduced the item.

Vice Mayor Salvino opened the floor for public comments and the following spoke:

- Shawn DeRosa – 408 SE 5<sup>th</sup> St.

At the request of Commissioner Rimoli, City Attorney Boutsis clarified that our code should be consistent with state law. When a local ordinance requires a public hearing, but state law mandates an administrative process, it creates a conflict. This section of the code, related to Live Local, is intended to resolve those discrepancies and align our regulations with state requirements. It also establishes an automatic expiration provision consistent with state law.

Commissioner Ryan asked if the city has a Development Review Committee and Director Norena responded affirmatively explaining who is on the committee.

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

### 12.3 ORDINANCE NO. 2025-\_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REPEALING CHAPTER 22 ENTITLED “STREETS AND SIDEWALKS”, AT ARTICLE V, ENTITLED “GENERAL REGULATIONS” AT SECTION 22-96, ENTITLED “SHOPPING CART RETENTION AND RETRIEVAL”, AS THE REGULATION OF SHOPPING CARTS HAS BEEN PREEMPTED BY THE STATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (City Attorney)

City Attorney Boutsis read the title of the ordinance.

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

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

12.4 ORDINANCE NO. 2025-\_\_\_\_\_

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.

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

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

### 13. DISCUSSION AND POSSIBLE ACTION

13.1 Sponsor – Divine Divas of South Florida – 9th Annual Phenomenal Woman Awards – Honoring Bobbie Grace – Sponsored by Mayor Davis

Mayor Davis introduced the item.

There was Commission consensus for each commissioner to contribute \$120.00 from their contingency funds.

13.2 Expanding Cultural Programs in City Parks — Sponsored by Commissioner Lewellen

Commissioner Lewellen introduced the item and will bring back more details.

### 14. APPOINTMENTS

14.1 Advisory Board Appointments - City Clerk

- Dania Beach Housing Authority Board - 1 vacancy - Mayor Davis

Mayor Davis did not have an appointment for the Dania Beach Housing Authority Board at this time.

- Marine Advisory Board - 1 vacancy - Vice Mayor Salvino

Vice Mayor Salvino appointed Eddy Hoste to the Marine Advisory Board and requested to add alternates to the Marine Advisory Board.

City Attorney Boutsis commented that an ordinance can be brought back to make the amendment to include alternate members to the board.

## 15. COMMISSION COMMENTS

### 15.1 Commissioner Lewellen

Commissioner Lewellen commented that she is looking forward to the CRA meeting Thursday evening and the upcoming Dania After Dark Wine & Seafood Festival.

### 15.2 Commissioner Rimoli

Commissioner Rimoli echoed Commissioner Lewellen's comment and thanked everyone for their engagement.

### 15.3 Commissioner Ryan

Commissioner Ryan wished all a happy St. Patrick's Day.

### 15.4 Vice-Mayor Salvino

Vice Mayor Salvino wished all a happy St. Patrick's Day.

### 15.5 Mayor Davis

Mayor Davis thanked the commission, administration and staff and commented on the mangroves. She thanked the Commission for supporting the 49<sup>th</sup> waterway cleanup at the pier and commented on the number of items found under the sand that were not seaweed. She relayed comments from Walter Duke expressing appreciation to City staff, noting that the City was recognized at the Broward State of the County workshop for its leadership in housing affordability and for improvements to the pier and marina. She commended Vice Mayor Salvino on the number of tickets sold for the Prestige Club event. Mayor Davis added that she looks forward to the upcoming multi-chamber event and Dania After Dark, and she extended congratulations to Lucky Fish on its anniversary as well as warm wishes to everyone for St. Patrick's Day.

## 16. ADJOURNMENT

Mayor Davis adjourned the meeting at 10:06 p.m.

ATTEST:

  
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FLORA RIERA, MMC  
CITY CLERK

CITY OF DANIA BEACH

  
\_\_\_\_\_  
JOYCE L. DAVIS  
MAYOR



Approved:

March 24<sup>th</sup> 2026