



**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**TUESDAY, MAY 12, 2026 - 6:00 PM**

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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.

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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.

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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.

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

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

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

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

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

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

**2. CITIZENS' COMMENTS**

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

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

### **3. ADMINISTRATIVE REPORTS**

1. CRA Executive Director Administrative Report

### **4. PRESENTATIONS**

1. CRA Properties Discussion: SW 12th Ave & Phippen Waiters Rd. Clusters

### **5. CONSENT AGENDA**

1. Minutes: April 14, 2026 Board Meeting Minutes
2. Travel Requests: None
3. **RESOLUTION NO. 2026-CRA-\_\_\_**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXECUTION A TERMINATION AND RELEASE OF THE RESTRICTIVE COVENANT, BY UNANIMOUS VOTE OF THE CRA, OF THE COVENANT THE CRA PLACED ON THE PROPERTIES KNOWN AS 701-711 SW 12TH AVENUE, DANIA BEACH, FL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

### **6. PROPOSALS AND BIDS**

### **7. DISCUSSION AND POSSIBLE ACTION**

### **8. INFORMATION ITEMS**

### **9. BOARD MEMBER COMMENTS**

### **10. ADJOURNMENT**



## City of Dania Beach Memorandum

**DATE:** 5/12/2026

**TO:** Chair and Board Members

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

**SUBJECT:** CRA Executive Director Administrative Report

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### 1. CRA INITIATIVES / ECONOMIC DEVELOPMENT / GRANTS

- The CRA participated in the Jumbo Networker & Business Expo on Wednesday, April 29, 2026, which drew more than 500 attendees. During the event, Redevelopment & Real Estate Manager Yavocka engaged with over 50 small business owners from across Broward County, highlighting the advantages of Dania Beach, including its strategic location and ongoing growth.
- The CRA supported the Hamburger House Party held on Saturday, May 2 at MAD Arts. The sold-out event featured 12 participating restaurants offering hamburgers and sweets. The event received overwhelmingly positive feedback from attendees and marked the first event of its kind in Broward County.
- The May CRA Merchant Newsletter is attached. The newsletter serves as a comprehensive communication tool designed to support and engage local businesses within the CRA District. It highlights strategies to enhance storefront aesthetics, provides important information on Business Tax Receipts, business sign permits, available grant opportunities, Special Events, and key CRA contact resources for local businesses.
- The CRA now receives a monthly list of all new businesses applying for a Business Tax Receipt (BTR) within the district. This proactive approach allows the CRA to identify incoming businesses early, engage from the outset, and establish strong relationships. It also creates a direct line of communication, ensuring businesses are supported and connected to available resources from the beginning.
- **Dania Beach Recognized as One of Florida's Hidden Gems.**

The City of Dania Beach was featured in a recent Travel Off Path article highlighting Florida's hidden gem beach towns. Among four standout coastal destinations across the state, Dania Beach earned the #2 ranking.

#1 Nokomis

#2 Dania Beach

#3 Virginia Key

#4 Port St. Joe

- **Rebuilding Together Update**

- *Home Beautification Program*

- Total number of homes completed: 2 homes completed in previous grant cycle.
- Number of homes approved and in line for services: 8 homes on waitlist for upcoming grant cycle.
- Number of homes being vetted for qualification: 6+ homes for upcoming grant cycle.

- *Safe At Home Program*

- Total number of homes completed: 41 completed
- Total number of homes in-process (under const): 3 in-process
- Number of homes approved and in line for services: 4 homes
- Number of homes being vetted for qualification: 6+ homes

## 2. PATCH

- **PATCH General Operation / Performance**

- Number of monthly visitors:
  - New walk-in visitors: [Total 38 visitors](#)
  - Number of monthly volunteers: [Total 58 Volunteers](#)
  - Program Visitors: CW Thomas (4 weeks): [Total 45 students](#)
  - PATCH Medicinal Plants Workshop: [06 participants](#)
- Weight of crop harvest (Mar. 25, to Apr. 25, 2026): [Approx. 220 pounds](#) – [16 Fresh Food bags](#) / Total FFB Program registered members (Dec 2005 - Apr. 17, 2026): [127 registered](#).
- List the produce that made up of crop harvest: [Greens, Collards, Tomatoes, Strawberries, Zucchini Eggplant, Sage, Dill, Parsley, Coconut.](#)
- Individuals/institutions to whom unsold produce was donated: [Seniors Saratoga Crossing](#)

- **Upcoming events – MAY 2026**

- **PATCH Shop with Our Growers Farmer's Market**

Sat., May 02, 2026, from 9:00 am – 12:00 pm

- **PATCH Seasonal Fruits Celebration**

Sat., May 09, 2026, from 9:00 am – 12:00 pm

- **PATCH Veggies & Herbs Taste and Garden Tour**

Sat., May 16, 2026, from 9:00 am – 12:00 pm

- **PATCH Shop with Our Growers Farmer's Market**

Sat., May 23, 2026, from 9:00 am – 12:00 pm

- **PATCH Market with Vendors**

Sat., May 23, 2026, from 9:00 am – 12:00 pm

**\*Free Monthly PATCH Workshops:**

**“Seed Saving Workshop”**

Sat., May 30, 2026, from 9:30 am – 11:00 am

**2026 City Summer Camp Program:** PATCH/TFF have coordinated with the Parks and Recreation team (CW Thomas & PJ Meli) to participate in the City’s 2026 Summer Camp Program, offering a variety of day excursions for children at the PATCH Garden.

- PJ Meli Park (30 campers): June 11
- CW Thomas (50 campers): June 25 / July 09 & July 23

**3. News / Information / Workshops:**

- **Port Everglades Association (PEA)** Economic Engine Performance Report 26. The Annual Briefing for Business from Broward's Airport, Seaport, and Tourism Leaders. Presented by the Port Everglades Association. **Friday, June 5, 11am to 1:30pm**, at Greater Fort Lauderdale Broward County Convention Center.

## Mother's Day Magic on Main



Mother's Day will be celebrated across the globe on Sunday, May 10 and is the perfect time to honor moms and create some magic for your business. Let passersby know ahead of time that your business will be open and what moms can expect. Here are a few ideas:

- Create a store window display
- Advertise specials
- Hand out flowers
- Add a backdrop/step and repeat
- Bring in a photographer to help customers capture special memories.

## Boost Your Social Media Profile

Bring the algorithms of social media sites to yours by adding all things Dania Beach hashtags to your business posts. Mentions and tagging also are excellent tools, but they won't work with sites that have certain private features. Hashtags help your content get discovered by people searching for common topics and give your business access to followers of highly engaged sites free of charge. For example, #daniabeach, #daniabeachfl, and #daniabeachcra should be on each post for greater reach. Be sure to add your location to your posts. Email your social media handle to the CRA.

## Leave the Lights On

Engage potential new customers by leaving a light or two on in your business during closing hours. Residents and visitors walking the corridor after dinner or a convenience run may notice your business in the evening in ways they may not during more hurried times of day. Also, well-lit corridors encourage evening strolling as lighting helps to create feelings of safety.



## Business Tax Receipts, Sign Permits

As the Downtown corridors continue to attract new businesses, it is important to stay in compliance with occupational licensing requirements and signage permits. This contributes to thriving and sustainable business corridors. For fee and other information, see the Dania Beach Code of Ordinances' Business Tax Receipt fee schedule (Chapter 15) and [daniabeachfl.gov/35/Business](http://daniabeachfl.gov/35/Business).

### Visit Lauderdale Wants Your Business

Feature your business events at no charge on the Visit Lauderdale website, the go-to site for tourists of Greater Fort Lauderdale. [Visitlauderdale.com/partners](http://Visitlauderdale.com/partners).

### SHORT ON PARKING?

*If your business is near City Hall, encourage your customers to park in the City Hall Garage. The garage is open from 6 a.m. to 11 p.m. daily and is free to the public. In addition, free shuttle service is available from City Hall to nearby areas. For more information on the Dania Beach Community Shuttle, go to [www.daniabeachfl.gov/2213/Transportation](http://www.daniabeachfl.gov/2213/Transportation).*

### CRA Annual Report

*Want to know what the Dania Beach Community Redevelopment Agency accomplished in 2025? The Annual Report is available at [Daniabeachcra.org/annual-reports](http://Daniabeachcra.org/annual-reports).*

The Dania Beach Community Redevelopment Agency supports existing small businesses and attracts new targeted industries to retain and expand employment.



[Daniabeachcra.org](http://Daniabeachcra.org), 954.924.6801, [cra@daniabeachfl.gov](mailto:cra@daniabeachfl.gov).



Learn, Grow & Eat Local

# Farmer's Market

Saturdays in May, 9 AM to Noon



Shop with Our Growers

Veggies & Herbs Taste & Garden Tour

Market with Vendors & Free Seed Saving Workshop

Seasonal Fruits Celebration

Shop with Our Growers



PATCH COMMUNITY GARDEN  
1201 Dania Beach Blvd, Dania Beach, FL 33004  
ThePatch@DaniaBeachFL.gov | 954.993.6401



May 2026 CRA Adm Report-Photos II

DAN MARINO FOUNDATION – Volunteer Group

March 31, 2026



City working on PATCH Drainage

March 31, 2026



CW THOMAS AFTER SCHOOL PROGRAM

April 01, 2026



APRIL 15, 2026



ORACLE SOFTWARE COMPANY, FT LAUDERDALE

April 17, 2026



PATCH SATURDAY VOLUNTEERING

April 18, 2026





PATCH Volunteer Earth Day



# **CRA PROPERTIES DISCUSSION: SW 12TH AVE AND PHIPPEN WAITERS CLUSTERS**

*Presented By*

**Redevelopment Real Estate Manager, Yavocka Young-Smith**

Dania Beach Community Development Agency

**SW 12TH AVENUE CLUSTER**

**CLUSTER # 1**



**THREE LOTS – 701, 705 & 711 SW 12 AVE**

Three contiguous residential parcels zoned Neighborhood Residential District (NBHD-RES), allowing single family or duplex located along SW 12th Avenue (JA Ely Blvd)

Combined area — 16,400 sf — suitable for residential infill development.

The site would require rezoning for greater

The site would require rezoning for greater density development, i.e. townhomes or condominiums/apartments.

701 SW 12 Ave  
Site Area: 5,000 sf

705 SW 12 Ave  
Site Area: 5,700 sf

711 SW 12 Ave  
Site Area: 5,700 sf

PHIPPEN WAITERS ROAD CLUSTER

CLUSTER # 2



SIX LOTS – PHIPPEN WAITERS ROAD

Three parcels (115/117/119) zoned Neighborhood Residential \* (**NBHD-RES\***), allowing single family, duplex, or multi-family.

Three (3) parcels (121/123/125) zoned Neighborhood Mixed-Use (**NBHD-MU**), allowing commercial and residential. Combined area: **6,000 sf** — mixed-use redevelopment potential.

115 Phippen Waiters Rd Site Area: 1,992 sf	117 Phippen Waiters Rd Site Area: 1,993 sf	119 Phippen Waiters Rd Site Area: 1,995 sf	121 Phippen Waiters Rd Site Area: 1,995 sf
123 Phippen Waiters Rd Site Area: 1,996 sf	125 Phippen Waiters Rd Site Area: 1,996 sf		



## NEXT STEPS

The CRA is positioned to move forward with the disposition of these properties through a structured, transparent process.



**Board to decide on desired concept for each cluster.** This will ground further discussion and CRA and Zoning staff collaborations.



**CRA staff to meet with Zoning** to inform concepts based on current zoning or rezoning recommendations and report back to the board next month.



**Staff to draft RFP for a developer for each cluster.** CRA staff will use the board's development concept to inform developer RFPs.

**Questions?** The CRA Redevelopment Real Estate Manager welcomes comments and discussion from the Board and stakeholders.



**DANIA BEACH**  
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 14, 2026 – 6:00 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Citizen Comments

None.

3. Administrative Reports

3.1 Administrative Report

Executive Director Sosa-Cruz presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- CRA Initiatives/Economic Development/ Grants
- PATCH
- Upcoming events
- 

4. Presentations

4.1 CRA Properties Discussion and Overview

Executive Director Sosa-Cruz presented and provided an overview of CRA-owned properties in response to board questions about future plans, focusing specifically on two clusters rather than

scattered individual lots to be addressed later. The discussion highlighted the Southwest 12th Avenue (Smith Store) properties, which are currently restricted by a covenant allowing only single-family homes—despite zoning that permits more diverse residential development. This restriction, along with small lot sizes, has limited market interest. Removing the covenant would require a unanimous board vote. While no formal documentation explains the original restriction, board members recalled it was implemented around 2016–2018 after the city acquired and demolished a problematic high-crime store, with the intent to promote residential development and prevent further commercial use.

The board discussed that lifting the covenant would expand development options, with decisions on future use to follow if the restriction is removed.

There was consensus from the Board to remove the covenant.

## 5. Consent Agenda

5.1 Minutes: March 10, 2026 CRA Board Meeting Minutes

5.2 Travel Requests: None.

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

## 6. Proposals and Bids

None.

## 7. Discussion and Possible Action

None.

## 8. Information Items

8.1

- April Merchant Newsletter
- Façade Grant Flyer
- Arbor Day Flyer
- Jumbo Networker & Business Expo Flyer
- Hamburger House Party Flyer

Flyers were provided to the Board for informational purposes.

## 9. Board Member Comments

Commissioner Lewellen inquired about the other properties and if they will also be discussed and Executive Director Sosa Cruz responded affirmatively.

Commissioner Rimoli had nothing to report.

Commissioner Ryan had nothing to report.

Vice Chair Salvino had nothing to report.

Chair Davis commented on the CRA annual report and commended Executive Director Sosa Cruz on a phenomenal job on creating the report.

10. Adjournment

Chair Davis adjourned the meeting at 6:29 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT  
AGENCY

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ELORA RIERA, MMC  
CRA SECRETARY

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JOYCE L. DAVIS  
CHAIR – CRA

DRAFT



## City of Dania Beach Memorandum

**DATE:** 5/12/2026

**TO:** Chair and Board Members

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

**SUBJECT:** Termination and Release of Restrictive Covenant

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**Request:**

Approval of a Resolution authorizing the Termination and Release of a Restrictive Covenant recorded against the properties located at 701–711 SW 12 Avenue, Dania Beach, Florida.

**Background:**

The Dania Beach Community Redevelopment Agency (CRA) holds fee simple title to the properties located at 701–711 SW 12 Avenue. On June 26, 2018, the CRA executed and subsequently recorded a Declaration of Restrictive Covenant (Instrument No. 115206525, recorded July 17, 2028) requiring that all units on the subject properties be utilized exclusively as single-family dwellings and as owner-occupied principal residences. This covenant was originally implemented to improve housing quality and promote stable, owner-occupied residential development within the CRA district.

At this time, the Restrictive Covenant is no longer required to satisfy any regulatory, policy, or programmatic obligation of the CRA. The CRA desires to expand the allowable use of the property beyond single-family dwellings to include a broader range of residential options, such as, but not limited to, townhomes, duplexes, triplexes, and multi-family developments. This expansion is intended to provide greater flexibility for future developers and increase housing opportunities for families seeking to reside in Dania Beach.

In accordance with the terms of the covenant, termination requires unanimous approval of the CRA Board. The Board has indicated its support for releasing the restriction to enable this expanded vision and to promote more diverse and attainable housing options within the CRA district.

**Budgetary Impact**

There is no direct fiscal impact associated with the termination and release of the Restrictive Covenant. However, removal of the restriction may enhance the redevelopment potential and marketability of the property, which could generate future economic benefits within the CRA district.

**Recommendation**

It is recommended that the CRA Board approve the Resolution authorizing the Termination and

Release of the Restrictive Covenant for the properties located at 701–711 SW 12 Avenue, as it is no longer necessary and its removal supports the CRA’s ongoing redevelopment objectives.

**RESOLUTION NO. 2026-CRA-\_\_**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE EXECUTION A TERMINATION AND RELEASE OF THE RESTRICTIVE COVENANT, BY UNANIMOUS VOTE OF THE CRA, OF THE COVENANT THE CRA PLACED ON THE PROPERTIES KNOWN AS 701-711 SW 12<sup>TH</sup> AVENUE, DANIA BEACH, FL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the CRA holds title in fee simple in and to the real property known as 701-711 SW 12<sup>th</sup> Avenue, Dania Beach, FL (the “Properties”); and

**WHEREAS**, the CRA sought to improve the quality of housing and encourage more single-family, owner-occupied homes in the Dania Beach Community Redevelopment Area and decided to use the Properties for said purpose and placed a covenant running with the land requiring use: and

**WHEREAS**, on or about June 26, 2018, the Owner executed and recorded under Instrument No.: 115206525, Recorded on July 17, 2018, a Declaration of Restrictive Covenant (“Restrictive Covenant”) requiring all units on the Properties and any portion of them for single family dwellings, and use the premises exclusively as his, her, their principal residence; and

**WHEREAS**, the Restrictive Covenant is no longer required pursuant to any regulatory requirement of the CRA; and

**WHEREAS**, Owner now desires to terminate and release the Restrictive Covenant, (hereinafter “Release”) which by its terms cannot be extinguished or terminated without the unanimous approval of the CRA; and

**WHEREAS**, the unanimous CRA board has agreed to consent and allow the termination, release and discharge of the Restrictive Covenant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA, THAT:**

**Section 1.** That the foregoing “WHEREAS” clauses are hereby ratified and confirmed and incorporated into this Resolution by reference.

**Section 2.** That the Chairperson and other proper CRA officials are hereby authorized to execute the Release and any related documents necessary to effectuate the intent of this Resolution, in a form approved by the CRA Attorney.

**Section 3.** That funding for this Agreement shall be provided from CRA Account No. 112-52-09-552-34-10, Contractual Services – Fruitful Fields, as appropriated in the FY 2026 CRA adopted budget.

**Section 4.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 6.** That this Resolution shall 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

Board member Lori Lewellen \_\_\_\_\_

Board member Luis Rimoli \_\_\_\_\_

Board member Archibald J. Ryan IV \_\_\_\_\_

Vice Chair Marco Salvino \_\_\_\_\_

Chair Joyce L. Davis \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
ELORA RIERA, MMC  
CRA CLERK

\_\_\_\_\_  
JOYCE L. DAVIS  
CRA BOARD CHAIR

**APPROVED AS TO FORM AND CORRECTNESS:**

\_\_\_\_\_  
EVE A. BOUTSIS  
CRA ATTORNEY

Prepared by:  
Eve A. Boutsis  
City Attorney  
City of Dania Beach  
100 w. Dania Beach Boulevard  
Dania Beach, FL 33004

## **TERMINATION AND RELEASE OF RESTRICTIVE COVENANT**

**THIS TERMINATION AND RELEASE OF RESTRICTIVE COVENANT** (the “Release”) is made and entered into as of \_\_\_\_\_, 2026 by the DANIA BEACH REDEVELOPMENT AGENCY, A Florida Community Redevelopment agency, (hereinafter “Owner” or “CRA”) for the express purpose of terminating and forever releasing and discharging the “Restrictive Covenant” described in this Release, of the real property located at 701-711 SW 12 Avenue, Dania Beach Florida, 33004.

### **RECITALS:**

**WHEREAS**, Owner holds title in fee simple in and to the real property legally described on Exhibit “A”, attached hereto and made a party hereof (the “Properties”); and

**WHEREAS**, the Owner sought to improve the quality of housing and encourage more single-family, owner-occupied homes in the Dania Beach Community Redevelopment Area and decided to use the Properties for said purpose and placed a covenant running with the land requiring the use: and

**WHEREAS**, on or about June 26, 2018, the Owner executed and recorded under Instrument No.: 115206525, Recorded on July 17, 2018, a Declaration of Restrictive Covenant (“Restrictive Covenant”) requiring all units on the Properties and any portion of them for single family dwellings, and use the premises exclusively as his, her, their principal residence; and

**WHEREAS**, the Restrictive Covenant is no longer required pursuant to any regulatory requirement of the Owner/CRA; and

**WHEREAS**, Owner now desires to terminate and release the Restrictive Covenant, which by its terms cannot be extinguished or terminated without the unanimous approval of the CRA; and

**WHEREAS**, the unanimous CRA board has agreed to consent and allow the termination, release and discharge of the Restrictive Covenant.

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner, intending to be legally bound, does hereby agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference as if repeated at length.

2. Effective as of the date hereof, the Restrictive Covenant is hereby terminated, released and discharged in its entirety; shall be of no further force or effect; and no longer a burden or encumbrance on title to the Property. The Owner hereby direct the Clerk of Official Records, Broward County, Florida, to cancel same of record.

**[Signatures and notary acknowledgements follow on the next pages.]**

**IN WITNESS WHEREOF**, this instrument has been executed as of the day and year first above written.

**WITNESSES:**

\_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_

Printed Name: \_\_\_\_\_

**OWNER:**

By: The Dania Beach Community  
Redevelopment Agency

\_\_\_\_\_  
Chairperson Joyce L. Davis

**STATE OF FLORIDA)  
COUNTY OF BROWARD)**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on \_\_\_\_\_, 2026, by Joyce L. Davis, as Chairperson of the Dania Beach Community Redevelopment Agency, 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

**APPROVED AS TO FORM AND CORRECTNESS:**

\_\_\_\_\_  
Eve A. Boutsis,  
City Attorney

**EXHIBIT "A"**

Parcel 1

LOT 4, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 5142 03 34 0580

Parcel 2

LOT 3, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel identification Number: 5142 03 34 0570

Parcel 3

LOT 2, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY PURSUANT TO TAX DEED 16415, DATED 1/22/2003, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS BOOK 34441, PAGE 1974.

## RESOLUTION NO. 2018-093

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A DECLARATION OF RESTRICTIVE COVENANTS ON BEHALF OF THE CITY OF DANIA BEACH PERTAINING TO CITY OWNED PARCELS TO BE USED FOR SINGLE FAMILY, OWNER-OCCUPIED DWELLINGS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City is the owner of certain real properties located in the City which are described in a Declaration of Restrictive Covenants, attached as Exhibit "A", a copy of which is incorporated by this reference (such real properties together with any improvements now or subsequently located on them, being referred to as the "Properties"); and

**WHEREAS**, the City desires to reduce crime and revitalize neighborhoods within the City and to improve the quality of housing and encourage more single-family, owner-occupied homes; and

**WHEREAS**, the City wishes to ensure that the Properties are developed with such homes;

**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 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 of the City of Dania Beach authorizes the proper City officials to execute the Declaration of Restrictive Covenants on behalf of the City pertaining to the Properties, to be used as single family, owner-occupied dwellings.

**Section 3.** That the City Manager and City Attorney are authorized to make minor revisions to the Declaration of Restrictive Covenants as are deemed necessary and proper for the best interests of the City.

**Section 4.** That all resolutions or parts of resolutions in conflict with any portion of the provisions in this Resolution are repealed to the extent of such conflict.

**Section 5.** That this Resolution shall be in force and become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED** on June 26, 2018.

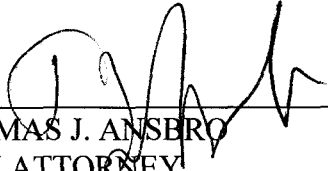
ATTEST:

  
THOMAS SCHNEIDER, CMC  
CITY CLERK



  
TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

  
THOMAS J. ANSERO  
CITY ATTORNEY

Prepared by:  
**THOMAS J. ANSBRO**  
Attorney at Law  
**CITY OF DANIA BEACH**  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004  
954-924-6800, Ext. 3635

## **DECLARATION OF RESTRICTIVE COVENANT**

**THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”)** is made as of June \_\_\_\_, 2018, by the CITY OF DANIA BEACH (the “Declarant”), a municipal corporation organized under the laws of the State of Florida.

### **W I T N E S S**

**WHEREAS**, Declarant is the fee owner of certain real properties located in Broward County, Florida, which properties are more particularly described in Exhibit “A”, a copy of which is attached and incorporated by this reference (such real properties together with any improvements now or subsequently located on them, being referred to as the “**Properties**”); and

**WHEREAS**, Declarant desires to reduce crime and revitalize neighborhoods in the City of Dania Beach; and

**WHEREAS**, Declarant desires to improve the quality of housing and encourage more single-family, owner-occupied homes; and

**WHEREAS**, Declarant wishes to construct or have constructed new single-family, owner occupied homes on the Properties;

**NOW, THEREFORE**, Declarant, for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties, declares and agrees that the Properties shall be held, sold, transferred, conveyed and occupied subject to the restrictions, covenants, obligations and agreements set forth in this Declaration which shall run with the Properties and shall be binding upon Declarant and its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties.

For a period commencing upon recording this Declaration and concluding twenty (20) years from that date, unless earlier terminated by unanimous vote of the Dania Beach City Commission, Declarant for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties, agrees as follows:

**1. SINGLE FAMILY UNITS.** All units, structures and buildings to be constructed on the Properties shall be only be used for single family dwellings\ . The Properties and any portion of them shall only be conveyed for use as owner-occupied dwelling units. Any use of the Properties or activities on them which is inconsistent with such exclusive residential use is expressly prohibited.

**2. ADDITIONAL AGREEMENTS.** Declarant for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees including, without limitation, any owners and users of the Properties, further covenants and agrees that any transfer, alienation or conveyance of the Properties and any portion of them shall be subject to and incorporate the following Deed Restriction:

**All units on the Properties and any portion of them shall be used only for single family dwellings only. The Properties and any portion of them shall be occupied by the owner and shall be used exclusively as his, her, or their principal residence. Any use of the Properties and any portion of them and any activities on them which are also inconsistent with such exclusive residential use is expressly prohibited. Grantee, by accepting the deed to the Properties and any portion of them acknowledges, declares and covenants on behalf of Grantee and Grantee's successors and assigns (i) that these Deed Restrictions shall be and are covenants running with the land, encumbering the Properties and any portion of them, and are binding upon Grantee's successors in title and assigns, (ii) are not merely personal covenants of Grantee, and (iii) shall bind Grantee, and Grantee's successors and assigns, and inure to the benefit of and be enforceable by the City of Dania Beach.**

**3. REAL COVENANTS.** Declarant for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees including, without limitation, any owners and users of the Properties or any portion of them understands and agrees that the restrictions, covenants, obligations and agreements contained in this Declaration shall be real covenants running with the land and shall bind Declarant and its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties or any portion of them.

**4. EFFECTIVE DATE AND TERMINATION.** This Declaration shall become effective immediately upon recordation by Declarant and shall terminate upon expiration of the Term. This Declaration may also be terminated at any time by unanimous vote of the Dania Beach City Commission.

**IN WITNESS OF THE FOREGOING,** Declarant has caused these presents to be executed in its name by its City Commissioners acting by and through the Mayor, on the date first appearing above.

Signed, sealed and delivered  
in our presence:

CITY OF DANIA BEACH, a Florida  
municipal corporation

**Witness:** \_\_\_\_\_

**By:** \_\_\_\_\_

Print Name: \_\_\_\_\_

TAMARA JAMES  
MAYOR

**Witness:** \_\_\_\_\_

Print Name: \_\_\_\_\_

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
THOMAS J. ANSBRO  
CITY ATTORNEY

STATE OF FLORIDA        )

COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me on June\_\_\_\_, 2018, by TAMARA JAMES, Mayor of the City of Dania Beach, who is [ ] personally known to me or who has [ ] produced \_\_\_\_\_ as identification.

My Commission Expires:

\_\_\_\_\_  
Notary Public

## **Exhibit “A”**

### **Parcel 1**

**LOT 4, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Parcel Identification Number: 5142 03 34 0580**

### **Parcel 2**

**LOT 3, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Parcel Identification Number: 5142 03 34 0570**

### **Parcel 3**

**LOT 2, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING THE SAME PROPERTY CONVEYED TO BROWARD COUNTY PURSUANT TO TAX DEED 16415, DATED 1/22/2003, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS BOOK 34441, PAGE 1974.**

**Parcel Identification Number: 5142 03 34 0560**

Prepared by:

**THOMAS J. ANSBRO**

**Attorney at Law**

**CITY OF DANIA BEACH**

**100 W. Dania Beach Boulevard**

**Dania Beach, FL 33004**

**954-924-6800, Ext. 3635**

## **DECLARATION OF RESTRICTIVE COVENANT**

**THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”)** is made as of June 26, 2018, by the CITY OF DANIA BEACH (the “Declarant”), a municipal corporation organized under the laws of the State of Florida.

### **WITNESS**

**WHEREAS**, Declarant is the fee owner of certain real properties located in Broward County, Florida, which properties are more particularly described in Exhibit “A”, a copy of which is attached and incorporated by this reference (such real properties together with any improvements now or subsequently located on them, being referred to as the “**Properties**”); and

**WHEREAS**, Declarant desires to reduce crime and revitalize neighborhoods in the City of Dania Beach; and

**WHEREAS**, Declarant desires to improve the quality of housing and encourage more single-family, owner-occupied homes; and

**WHEREAS**, Declarant wishes to construct or have constructed new single-family, owner occupied homes on the Properties;

**NOW, THEREFORE**, Declarant, for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties, declares and agrees that the Properties shall be held, sold, transferred, conveyed and occupied subject to the restrictions, covenants, obligations and agreements set forth in this Declaration which shall run with the Properties and shall be binding upon Declarant and its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties.

For a period commencing upon recording this Declaration and concluding twenty (20) years from that date, unless earlier terminated by unanimous vote of the Dania Beach City Commission, Declarant for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties, agrees as follows:

**1. SINGLE FAMILY UNITS.** All units, structures and buildings to be constructed on the Properties shall be only be used for single family dwellings\ . The Properties and any portion of them shall only be conveyed for use as owner-occupied dwelling units. Any use of the Properties or activities on them which is inconsistent with such exclusive residential use is expressly prohibited.

**2. ADDITIONAL AGREEMENTS.** Declarant for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees including, without limitation, any owners and users of the Properties, further covenants and agrees that any transfer, alienation or conveyance of the Properties and any portion of them shall be subject to and incorporate the following Deed Restriction:

**All units on the Properties and any portion of them shall be used only for single family dwellings only. The Properties and any portion of them shall be occupied by the owner and shall be used exclusively as his, her, or their principal residence. Any use of the Properties and any portion of them and any activities on them which are also inconsistent with such exclusive residential use is expressly prohibited. Grantee, by accepting the deed to the Properties and any portion of them acknowledges, declares and covenants on behalf of Grantee and Grantee's successors and assigns (i) that these Deed Restrictions shall be and are covenants running with the land, encumbering the Properties and any portion of them, and are binding upon Grantee's successors in title and assigns, (ii) are not merely personal covenants of Grantee, and (iii) shall bind Grantee, and Grantee's successors and assigns, and inure to the benefit of and be enforceable by the City of Dania Beach.**

3. **REAL COVENANTS.** Declarant for itself and on behalf of its successors, heirs, assigns, legal representatives, lessees and transferees including, without limitation, any owners and users of the Properties or any portion of them understands and agrees that the restrictions, covenants, obligations and agreements contained in this Declaration shall be real covenants running with the land and shall bind Declarant and its successors, heirs, assigns, legal representatives, lessees and transferees, including, without limitation, any owners and users of the Properties or any portion of them.

4. **EFFECTIVE DATE AND TERMINATION.** This Declaration shall become effective immediately upon recordation by Declarant and shall terminate upon expiration of the Term. This Declaration may also be terminated at any time by unanimous vote of the Dania Beach City Commission.

**IN WITNESS OF THE FOREGOING,** Declarant has caused these presents to be executed in its name by its City Commissioners acting by and through the Mayor, on the date first appearing above.

Signed, sealed and delivered  
in our presence:

CITY OF DANIA BEACH, a Florida  
municipal corporation

Witness: Erika C. Clayton  
Print Name: Erika C. Clayton

By: Tamara James  
TAMARA JAMES  
MAYOR

Witness: Lori Adams  
Print Name: LORI ADAMS



APPROVED AS TO FORM AND CORRECTNESS:

Thomas J. Ansbro  
THOMAS J. ANSBRO  
CITY ATTORNEY

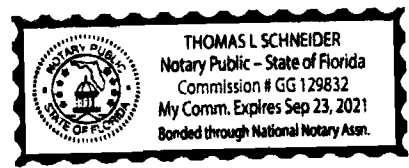
STATE OF FLORIDA )

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me on June 26, 2018, by TAMARA JAMES, Mayor of the City of Dania Beach, who is [] personally known to me or who has [] produced \_\_\_\_\_ as identification.

My Commission Expires: 9-23-21

Thomas L. Schneider  
Notary Public



**Exhibit "A"**

**Parcel 1**

**LOT 4, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Parcel Identification Number: 5142 03 34 0580**

**Parcel 2**

**LOT 3, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

**Parcel Identification Number: 5142 03 34 0570**

**Parcel 3**

**LOT 2, BLOCK 5, COLLEGE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING THE SAME PROPERTY CONVEYED TO BROWARD COUNTY PURSUANT TO TAX DEED 16415, DATED 1/22/2003, RECORDED IN BROWARD COUNTY OFFICIAL RECORDS BOOK 34441, PAGE 1974.**

**Parcel Identification Number: 5142 03 34 0560**