



**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**TUESDAY, JUNE 9, 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. 148 N Federal Hwy

### **5. CONSENT AGENDA**

1. Minutes: May 12, 2026 CRA Board Meeting Minutes
2. Travel Requests: None

### **6. PROPOSALS AND BIDS: None**

### **7. DISCUSSION AND POSSIBLE ACTION: None**

### **8. INFORMATION ITEMS: None**

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

### **10. ADJOURNMENT**



## City of Dania Beach Memorandum

**DATE:** 6/9/2026

**TO:** Dania Beach Community Redevelopment Agency Chair, Vice Chair, 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

- On May 27, I attended the Alliance Mid-Year Luncheon alongside Chair Davis and Board Member Lewellen. The event provided valuable insight into the continued economic growth and corporate interest throughout South Florida, particularly within the aviation and transportation sectors. It was especially encouraging to hear Marty St. George discuss JetBlue's long-term expansion strategy in South Florida and the strategic importance of Fort Lauderdale-Hollywood International Airport within the company's operational network. Following the luncheon, I coordinated outreach with Alliance leadership to begin discussions focused on attracting major corporate investment and high-quality employers to Dania Beach, including opportunities associated with the former Spirit Airlines location. According to Alliance representatives, several corporations have already expressed interest in the site.
- The CRA team attended the Grand Opening celebration for Benjamin Moore – Luminous, located at 15 South Federal Highway. Chair Davis was also in attendance. The event was sponsored by the Dania Beach Chamber of Commerce and served as another example of continued investment and business activity within the CRA district.
- The CRA posted the Letter of Interest (LOI) for the Phippen-Waiters Road and SW 12th Avenue clusters of CRA-owned properties as part of ongoing redevelopment and housing initiatives.
- A memorandum and supporting quotes were submitted to Procurement for review related to a new Federal Highway beautification initiative. Upon approval, the CRA intends to move forward with a local Dania Beach business, Jay Scotts, to implement a pilot streetscape enhancement project that will introduce decorative planters, flowers, and greenery along the Federal Highway corridor. The initiative is intended to enhance the visual character of the corridor, create a more inviting pedestrian environment, and support ongoing economic development and revitalization efforts.
- The CRA team developed and distributed the June CRA Merchant Newsletter, a comprehensive communication tool designed to support and engage local businesses. The newsletter included features on Slow Summer Revenue Ideas, "Grads, Dads, and Lads," upcoming planter and streetscape improvements, the June 12 Business Conference, and Self-Care Week activities.
- The Redevelopment Real Estate Manager met with businesses throughout the Art &

Entertainment District to discuss planning and coordination efforts for the upcoming Dania Beach Art Week, with a focus on business participation, community activation, and continued promotion of the district as a cultural destination.

- **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 30 visitors](#)
    - Number of monthly volunteers: [Total 43 Volunteers](#)
    - Program Visitors: CW Thomas (4 weeks): [Closing of the Season until September 2026](#)

- PATCH Earth Day-Composting Workshop: [09 attendees](#).

- Weight of crop harvest (Feb. 27, to Mar. 24, 2026): [Approx. 300](#)

- 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](#)

- Social Seniors from PJ Meli visited the PATCH.

- **Upcoming events – JUNE 2026**

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

- Sat., June 06

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

- Sat., June 13

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

Sat., June 20

- **PATCH Farmer's Market with Vendors**

Sat., June 27

- **Volunteering Hands-On-Broward (HOB)**

- Group of Volunteers (04/25): Lighthouse Connections Team, Lighthouse Community Church
- Group of Volunteers (04/30): Dan Marino Foundation
- Group of Volunteers (05/15): Invitation Homes

### **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.
- **CORE Conversations**  
Local government is the closest to the people and one that has direct impact on the daily lives of residents and businesses. Every year, Dania Beach officials join the community for **CORE (Community Outreach Resident Engagement) Conversations**, designed to enhance communications and foster community connections for valuable input. Next meeting is *Thursday, June 18<sup>th</sup> at 6pm located at P.J. Community Center.*

# 148 N Federal Hwy

*Formerly Jimmie's Chocolates*

Presented by Redevelopment Real Estate Manager Yavocka Young-Smith

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY



# Today's Agenda



1

Property Overview

2

Property Features

3

Next Steps

4

Q & A

# Property Overview



## Acquisition

The City purchased one of Dania Beach's landmark properties—the former Jimmie's Chocolates parcels—on **December 6, 2023**, for **\$1.6 million**.

## Location

A former chocolate shop and restaurant with full kitchen, located in the center of the **Downtown Dania Beach hotel district** with Rt. 1 frontage, just **5 minutes from the airport**.

## Amenities

Offers **interior and exterior dining options** with plenty of parking.



PROPERTY FEATURES

# Site Specifications

**18,700 sq ft**

Total parcel size

**2 Lots**

Two buildings on site

**2,500 sq ft**

Approximate area under air

# Lot Configuration



## Parcel Details

Folio #1: 504234011630

Folio #2: 504234011640

Address: 148 N Federal Hwy

Two adjacent lots with a combined frontage of 40 feet, separated by a 5-foot strip.

# CC — City Center Zoning

The property is zoned City Center (CC), permitting a wide range of uses:



**Retail**



**Office**



**Residential**



**Café**



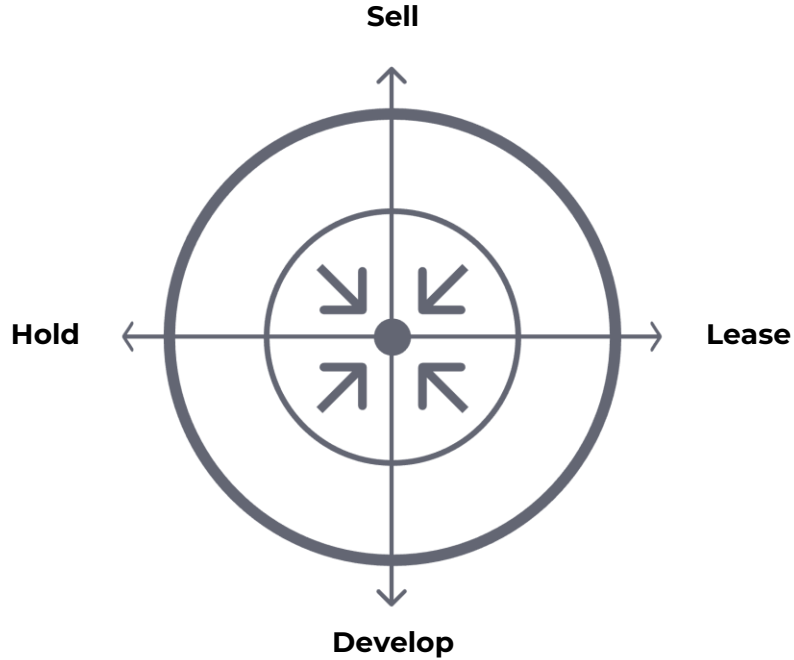
**Distillery / Brewery**



**Art Gallery**

# Next Steps

The CRA is exploring multiple pathways for the future of this landmark property. Stakeholders are encouraged to express interest through a **Letter of Interest (LOI)** or explore a **Public-Private Partnership (P3)**.



Each pathway offers distinct opportunities for revitalizing this key parcel in the Downtown Dania Beach district.



PARTNERSHIP OPPORTUNITIES

# LOI & P3 Options

## LOI — Letter of Interest

Submit a formal expression of interest to engage with the CRA on potential use of the property.

## P3 — Public-Private Partnership

Explore collaborative development models combining public ownership with private investment and expertise.



## Q & A

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:

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

Absent:

Chair:	Joyce L. Davis
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**Board member Lewellen made a motion to approve the absence of Chair Davis. The motion was seconded by Board member Rimoli which carried unanimously on voice vote.**

2. Citizen Comments

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

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 and grants
- Dania Beach Recognized as One of Florida's Hidden Gems
- Rebuilding Together Update
- The PATCH
- Upcoming events

4. Presentations

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

CRA Redevelopment Manager Yavocka Smith presented an overview of the two groups of CRA-owned properties being considered for future redevelopment opportunities. The first cluster includes three adjoining parcels located at 701, 705, and 711 SW 12th Avenue (the Smith Store properties). CRA Redevelopment Manager Smith explained that the site is currently zoned for residential use, allowing single-family homes or duplexes, and noted that the Board had previously approved removing a restrictive covenant that limited development to single-family homes only. The combined site is approximately 16,400 square feet and could accommodate additional residential development, although any higher-density project would require a rezoning process. The second cluster of six adjoining lots on Phippen Waiters Road, totaling about 11,900 square feet. Because the lots include both residential and mixed-use zoning designations, the site could support a variety of residential or commercial development concepts despite some physical limitations related to lot depth.

Executive Director Sosa-Cruz outlined the proposed process for soliciting development interest, including issuing a letter of interest and inviting developers to submit proposals for one or both property clusters. Proposals will be evaluated based on their overall concept and the return on investment provided to the CRA, with a shortlist of the strongest submissions brought back to the Board for consideration.

During discussion, Board members asked questions about current zoning, development intensity, and whether future proposals would be limited by existing land-use designations.

Executive Director Sosa-Cruz clarified that the intent is to keep the process as open and flexible as possible, allowing the development community to determine what type of projects may be most suitable. While developers may propose projects that require zoning changes, they would be responsible for pursuing the necessary approvals. He also noted that the availability of the land itself serves as the primary incentive and emphasized that the Board will have the opportunity to review, discuss, and ultimately select the proposal that provides the greatest benefit to the CRA and the community.

#### 5. Consent Agenda

- 5.1 Minutes: April 14, 2026 Board Meeting Minutes
- 5.2 Travel Requests: None
- 5.3 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.

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

6. Proposals and Bids

None.

7. Discussion and Possible Action

None.

8. Information Items

None.

9. Board Member Comments

Commissioner Lewellen had nothing to report.

Commissioner Rimoli commented on concerns he was made aware of regarding cars being towed near the post office and those surrounding businesses. Executive Director Sosa-Cruz addressed Board member Rimoli's concerns.

Commissioner Ryan had nothing to report.

Vice Chair Salvino had nothing to report.

10. Adjournment

Chair Davis adjourned the meeting at 6:27 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT  
AGENCY

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ELORA RIERA, MMC  
CRA SECRETARY

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JOYCE L. DAVIS  
CHAIR – CRA