



MINUTES OF REGULAR MEETING
DANIA BEACH CITY COMMISSION
TUESDAY, JUNE 9, 2026 - 7:00 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Davis called the meeting to order at 7:02 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 Candido Sosa-Cruz, 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.

City Attorney Boutsis read the statement of decorum.

3. PRESENTATIONS AND SPECIAL EVENT APPROVALS

3.1 Presentation by Broward County Property Appraiser Marty Kiar

Property Appraiser Marty Kiar presented and provided information on the upcoming homestead exemption proposal.

3.2 Financial Outlook Update - Finance Department

Chief Financial Officer Yeimy Guzman provide an update on the proposed budget changes.

4. PROCLAMATIONS

4.1 Juneteenth - June 19, 2026 — *Sponsored by Mayor Davis*

Mayor Davis read the proclamation.

4.2 Men's Health Week — June 15–21, 2026 — *Sponsored by Mayor Davis*

Commissioner Rimoli read the proclamation.

4.3 Code Enforcement Officers' Appreciation Week — June 1–7, 2026 — *Community Development*

Vice Mayor Salvino read the proclamation and presented it to the Code Enforcement Department.

5. ADMINISTRATIVE REPORTS

5.1 City Manager

City Manager Sosa-Cruz presented his administrative report and touched on the following topics:

- Derelict vessel removal from waterways
- Citywide preparation for hurricane season
- Marketing & Communications enhancement to city website
- Southeast Drainage Improvement Project
- Landscape Master Plan
- Historic Restoration of the Woman's Club
- 8th Annual Broward County PBA Office of the Year Banquet
- Broward League of Cities 69th Annual Dinner
- Congratulations to Mayor Davis for being selected as the President of the Broward League of Cities.

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:

- June 23, 2026 City Commission Meeting - 7 p.m.
- July 7, 2026 - CRA Board Meeting - 6 p.m.
- July 7, 2026 - City Commission Meeting - 7 p.m.

6. PUBLIC SAFETY REPORTS

Captain Tarala reported on proactive law enforcement efforts related to a planned juvenile “takeover” event at Dania Pointe on Saturday night. After monitoring social media, the city coordinated with the Broward Sheriff's Office, Hollywood Police Department, and Florida Highway Patrol to implement an action plan. Approximately 800–1,000 juveniles and young adults arrived in waves, but strong law enforcement presence prevented large-scale disturbances or property disruption. Eight arrests were made in total. No businesses or residents reported

operational impacts or complaints. The Chief noted the response provides a strong blueprint for handling future events.

Captain Tarala also reported a narcotics-related arrest near the Happy Family Store as part of ongoing proactive enforcement in that area. Additionally, nighttime traffic enforcement resulted in the arrest of a driver traveling approximately 130 mph for reckless driving and racing.

Chief Pellecer reported that the city's Life Safety Educator was busy during the month of May with activities including hands-on CPR training for city staff, heat stroke prevention awareness activities, water safety training with the sheriff's department and continued assistance to residents with car seat installations. He spoke about attending multiple emergency management meetings and completing the city's emergency management plan in preparation for hurricane season. He thanked staff for their cooperation and residents were encouraged to prepare and review their hurricane plans.

Additionally, he noted Rescue Unit 201 has been fully refurbished and returned to service. Refurbishment of the fire truck is near completion and once it is done, a push-in ceremony will be planned for both vehicles.

7. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Darryl Thomas – 720 SW 2nd Pl.
- Cheryl Robinson – 1013 Foster Rd., Hallandale Beach
- Aaron Hollis – 1100 NW 1st St.
- David Reich – 4161 SW 22nd Ave.
- Robert Kirchgraber - 2725 Treasure Cove Cir.
- Shawn DeRosa – 408 SE 5th 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: May 26, 2026 City Commission Meeting Minutes

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. 08 RELATED TO THE SE DRAINAGE RETROFIT PROJECT WITH RIC-MAN CONSTRUCTION INC. FOR SIX HUNDRED SEVENTY-SEVEN THOUSAND SIX HUNDRED EIGHTY-SIX DOLLARS AND EIGHTY-SIX CENTS (\$677,686.86); 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 PROPER CITY OFFICIALS TO SELECT AMC SURVEILLANCE CAMERAS FOR REQUEST FOR PROPOSALS (“RFP”) NO. 26-007, ENTITLED “CCTV PREVENTATIVE MAINTENANCE, REPAIR, AND INSTALLATION SERVICES” IN ORDER TO NEGOTIATE AN AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Information Technology)*

Approved under consent agenda.

8.5 RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, PURSUANT TO SECTION 70.20, FLORIDA STATUTES, AUTHORIZING A BILLBOARD/SIGN RECONSTRUCTION AGREEMENT (THE "AGREEMENT") BETWEEN THE CITY AND ALL), OUTFRONT MEDIA, LLC A DELAWARE LIMITED LIABILITY COMPANY, (“OUTFRONT”) TO INSTALL TWO REPLACEMENT ELECTRONIC BILLBOARDS AND TO PROVIDE CERTAIN NEIGHBORHOOD ENHANCEMENT CONTRIBUTIONS TO THE CITY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(City Attorney)*

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, AMENDING CHAPTER 28 “LAND DEVELOPMENT CODE”; AT PART 1, “USE REGULATIONS”; ARTICLE 110, “USE REGULATIONS FOR COMMERCIAL AND MIXED-USE DISTRICTS” TO ALLOW FOR THE ADDITION OF A USE CATEGORY FOR OUTDOOR STORAGE, SALES, SERVICE, AND WASHING OF NEW AND USED RECREATIONAL VEHICLES, AND SALES OF RECREATIONAL VEHICLE PARTS AND ACCESSORIES; AMENDING SECTION 110-20 ENTITLED “LIST OF PERMITTED, SPECIAL EXCEPTION AND PROHIBITED USES” TO ADD OUTDOOR STORAGE, SALES, SERVICE, AND WASHING OF NEW AND USED RECREATIONAL VEHICLES,

AND SALES OF RECREATIONAL VEHICLES PARTS AND ACCESORIES; AMENDING SECTION 110-300 ENTITLED “CONDITIONS OF USE FOR OUTDOOR STORAGE OF FULLY-ASSEMBLED PASSENGER VEHICLES, BOATS AND BOAT TRAILERS, AND RECREATIONAL VEHICLES IN THE MARINE ZONING DISTRICT” TO REMOVE THE RECREATIONAL VEHICLES; ADDING SECTION 110-305 ENTITLED “CONDITIONS OF USE FOR OUTDOOR STORAGE, SALES, SERVICE, AND WASHING OF NEW AND USED RECREATIONAL VEHICLES, AND SALES OF RECREATIONAL VEHICLE PARTS AND ACCESSORIES IN THE MARINE ZONING DISTRICT” TO PROVIDE FOR CERTAIN CONDITIONS FOR THE NEW USE, 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 introduced the item.

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

- Robert Kirchgraber - 2725 Treasure Cove Cir.
- David Reich – 4161 SW 22nd Ave.

Heidi Davis Knapik on behalf of the applicant presented before the Commission.

Commissioner Rimoli made a motion to approve the ordinance on first reading. 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, AMENDING CHAPTER 28 “LAND DEVELOPMENT CODE”; PART 3, ENTITLED SPECIAL ZONING DISTRICTS”, SUBPART 1, ENTITLED THE “COMMUNITY REDEVELOPMENT AREA (CRA) FORM-BASED ZONING DISTRICTS”; ARTICLE 303, ENTITLED “DETAILED USE REGULATIONS”; TO AMEND THE CHAPTER IN ORDER TO CREATE INCENTIVES (HEIGHT AND DENSITY BONUSES) FOR THE FOLLOWING DISTRICTS: CITY CENTER DISTRICT (SECTION 303-40); SFED-MU, SOUTH FEDERAL HIGHWAY CORRIDOR MIXED-USE DISTRICT (SECTION 303-80); AND UPDATING THE ZONING MAPS ACCORDINGLY; AMENDING ARTICLE 304, ENTITLED “BUILDING HEIGHT AND TRANSITION REGULATIONS” TO INCLUDE INCENTIVES AND TO CREATE THE FOLLOWING SECTIONS: 304-30, ENTITLED INCENTIVE APPLICABILITY, 304-40, ENTITLED “SCHEDULE OF INCENTIVES”, 304-50, ENTITLED “INCENTIVE BONS FOR PROVIDING PUBLIC OPEN SPACE”, 304-60, ENTITLED “INCENTIVE BONUS FOR PROVIDING PUBLIC PARKING”, 304-70, ENTITLED “INCENTIVE BONUS FOR PROVIDING PUBLIC PARKS”, 304-80, ENTITLED “INCENTIVE BONUS FOR PROVIDING PUBLIC ROOFTOP ACTIVATION”, AND 304-90 ENTITLED “INCENTIVE BONUS FOR PROVIDING ATTAINABLE HOUSING”; 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.

City Manager Sosa-Cruz introduced the item and Deputy City Manager Norena and Interim Community Development Director Lajoie provided a PowerPoint presentation.

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

- Robert Shapiro – 21101 NE 38th Ave.
- K. Joy Anderson – 100 S. Federal Hwy.
- Shawn DeRosa - 408 SE 5th St.
- Richard Coker – 1133 SE 4th Ave.
- Robert Kirschgraber - 2725 Treasure Cove Cir.
- Gabriel de las Salas – 409 SE 3rd Terr.
- Ed Campion – 420 SE 5th St.

City Manager Sosa-Cruz clarified that this item is a zoning item and there is no specific development tied to this item. If this item was approved, any specific development that comes forward will have to go through a process to be evaluated by the city and county for any water usage, infrastructure sewage, traffic study and presented to the commission at a public hearing.

City Attorney Boutsis stated although there could be a vote tonight, it is an ordinance and takes two readings, two public hearing and two votes. There would be a second meeting after this.

Public comments were closed.

Vice Mayor Salvino expressed support for the proposed ordinance, noting that similar development policies have already been implemented in the city and explained the need to balance growth with community needs. He noted that residents want improved public safety, infrastructure, and parks, but these services require sustainable revenue sources, particularly with the uncertainty surrounding future property tax revenues. He highlighted the role of development incentives and increased tax base in funding city services and capital improvements, citing past development as beneficial to public safety resources and city operations. He acknowledged concerns about growth and noted that no viable alternative funding solutions have been presented. He expressed confidence in city staff's research, expertise, and recommendations in guiding the decision.

Commissioner Rimoli expressed support for the proposed amendment ordinance, emphasizing the importance of smart, strategic development. He stated that development incentives should be used to ensure projects align with community needs, with a vision of creating a walkable downtown area featuring arts, entertainment, restaurants, and bars. He noted that current zoning limitations may hinder high-quality redevelopment and argued that the city should consider opportunities to transform the downtown area and expand the tax base. He stressed the importance of transparency and resident engagement. He asserted that the commission and staff are accessible and responsive to calls, emails, and meetings. He shared frustration about claims of non-transparency, stating that residents are welcome to reach out directly for information and answers and noted that CORE meetings will begin on June 18th. He encouraged residents to come out and engage with staff.

Commissioner Ryan expressed concerns about increasing height and density allowances, noting that significant development opportunities already exist under current zoning, including remaining entitlements for high-rise and high-density projects. He expressed support for smart, sustainable growth that preserves the city's historic character and identity. He argued that overdevelopment along the US-1 corridor could take away from what makes the city unique. He stated that growth should be evaluated based on whether it enhances or diminishes the community's character. He cautioned against viewing high-rise development as a simple solution to fiscal challenges, highlighting potential long-term infrastructure and service costs, including impacts on roads, utilities, public safety, and city staffing. He advocated for development that provides clear public benefits, such as ground-floor commercial or community-serving spaces and urged consideration of both the financial returns and public costs before approving additional density.

Commissioner Lewellen expressed support for the proposed zoning amendment, emphasizing that the changes would not result in large-scale high-rise development but would instead provide targeted incentives to encourage redevelopment, particularly along the US-1 corridor. She highlighted concerns about run down and empty properties, noting their negative impact on the city's appearance, public safety, and visitor impressions. She stressed that the city's hometown feel is defined by its residents, not by aging buildings, and argued that thoughtful redevelopment would not diminish that identity. She noted that developers would still be subject to existing review and approval processes and stated that action is needed to address persistent issues related to public safety and infrastructure. She acknowledged that other areas of the city may warrant future attention but described improving US-1 as a long-standing priority. She concluded by supporting approval of the item and indicated her intent to make a motion for approval.

Mayor Davis commended the city manager and staff for their presentation and emphasized the importance of the issue to the community. She stated that her primary concern is ensuring residents have adequate opportunity to provide input before a decision is made. While acknowledging the engagement of residents who attend meetings and submit comments, she noted that many other residents also care about the city's future and may not have had an opportunity to weigh in. She expressed support for redevelopment and improving the appearance and economic vitality of the area but feels that additional public outreach and discussion are needed before proceeding with a zoning decision. She stated she is not prepared to make a final decision and supports bringing the matter back for further public input before a vote.

Commissioner Lewellen made a motion to approve the ordinance on first reading but to postpone the second reading to July 7th. The motion was seconded by Commissioner Rimoli which carried 3-2 with Commissioner Lewellen, Commissioner Rimoli and Vice Mayor Salvino voting yes and Commissioner Ryan and Mayor Davis voting no.

12. SECOND READING ORDINANCES

12.1 RESOLUTION NO. 2026-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, RELATING TO ADVISORY BOARD ATTENDANCE, ALTERNATE BOARD MEMBERS AND ELIGIBILITY BY AMENDING THE FOLLOWING SECTIONS OF THE CITY CODE: (1) SECTION 811-130, ENTITLED "PUBLIC ART ADVISORY BOARD; (2) SECTIONS 2-120, ENTITLED (MARINE ADVISORY BOARD) "MEMBERS'

COMPENSATION; TERM”, AND SECTION 2-121, ENTITLED (MARINE ADVISORY BOARD) “RULES OF PROCEDURE”; (3) SECTION 720-10, ENTITLED (PLANNING & ZONING BOARD) “CREATED; APPOINTMENT”; AND (4) ADVISORY BOARD RESOLUTIONS RELATING TO THE FOLLOWING BOARDS: PARKS, RECREATION AND COMMUNITY AFFAIRS ADVISORY BOARD; GREEN ADVISORY BOARD; EDUCATION ADVISORY BOARD; AND CHARTER REVIEW BOARD, IN ORDER TO MODIFY THE QUALIFICATIONS AND ATTENDANCE OF ADVISORY BOARD MEMBERS, AND TO PROVIDE FOR ADVISORY BOARD ALTERNATE MEMBERS WHEN NOT PREVIOUSLY PROVIDED; 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.

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

13. DISCUSSION AND POSSIBLE ACTION

13.1 Public Art Advisory Board Vacancies *(Community Development)*

Interim Director of Community Development Corinne Lajoie introduced the item.

There was consensus to move forward with the staff recommendation for the top four applicants.

14. APPOINTMENTS

- Dania Beach Housing Authority — Mayor Davis

Mayor Davis had no appointment.

15. COMMISSION COMMENTS

15.1 Commissioner Lewellen

Commissioner Lewellen spoke about attending the Port Everglades Association (PEA) Economic Engine Performance Report Luncheon and wished all fathers a Happy Father’s Day.

15.2 Commissioner Rimoli

Commissioner Rimoli thanked Captain Tarala and his team for keeping the community safe. He thanked city staff for an informative presentation tonight and encourage residents to contact staff if questions remain.

15.3 Commissioner Ryan

Commissioner Ryan requested confirmation that the Commission had approved moving forward with the project involving the Historical Society of Broward County and the Frost House. The

Commission confirmed its consensus to proceed with the project. He also wished all fathers a Happy Father's Day.

15.4 Vice-Mayor Salvino

Vice Mayor Salvino congratulated Captain Tarala on one of his deputies receiving the Deputy of the Year award.

15.5 Mayor Davis

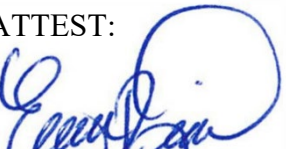
Mayor Davis reiterated her thanks to Chief Pellecer for information he provided to make Dania Beach shine on a national stage. She held her first Broward League of Cities meeting as president and wants everyone to know that the discussion on property tax is going on in all cities and emphasized the importance of collaboration among municipalities and the Florida League of Cities to develop a unified voice.

She spoke about attending the U.S. Conference of Mayors where the city received national recognition for its public art. She noted that the city's artwork was featured as part of the U.S. 250th Anniversary celebration and thanked the Public Art Advisory Board and the Commission for their efforts. Additionally, at the conference she received 200 FIFA soccer balls for potential community distribution through schools and youth programs, and she reported attending the Marine Industries Association of South Florida Annual Meeting today, where the city was recognized for their work supporting the marine industry and dock initiatives. She wished her father and everyone a Happy Father's Day.

16. ADJOURNMENT

Mayor Davis adjourned the meeting at 10:17 p.m.

ATTEST:



ELORA RIERA, MMC
CITY CLERK



CITY OF DANIA BEACH



JOYCE L. DAVIS
MAYOR

Approved: June 23, 2026