



MINUTES OF REGULAR MEETING  
DANIA BEACH CITY COMMISSION  
TUESDAY, JUNE 23, 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 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.

**3. PRESENTATIONS AND SPECIAL EVENT APPROVALS**

**3.1 Request for Proclamation Approval:**

- St. Ruth Missionary Baptist Church -118th Anniversary, August 16, 2026 - *Sponsored by Commissioner Lewellen*
- Memorial Healthcare System Partnership Appreciation Day - November 7, 2026 - *Sponsored by Mayor Davis*

There was consensus to approve the proclamations.

**3.2 Area Agency on Aging of Broward County — *Sponsored by Commissioner Rimoli***

Commissioner Rimoli introduced the item and speaker, Charlotte Mather-Taylor.

Charlotte Mather-Taylor presented a PowerPoint presentation on the programs offered to older adults through the Area Agency on Aging of Broward County.

### 3.3 Special Event Application: Parks and Recreation

- World Cup Viewing Party - Cyber Pizza Latin Grill

Deputy Director of Parks and Recreation Franky Lazo introduced the item. There was consensus to retroactively approve the special event application.

## 4. PROCLAMATIONS

None.

## 5. ADMINISTRATIVE REPORTS

### 5.1 City Manager

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

- Bid for Spirit Airlines Property
- Code Compliance Division Updates
- Park project updates; Chester Byrd Park, PJ Meli Park, Olsen Middle School Project
- Ocean Rescue – Jr. Lifeguard Summer Camp
- Youth Athletics
- Budget meetings
- Congratulations to Corinne Lajoie on promotion to Director of Community Development

### 5.2 City Attorney

City Attorney Boutsis provided a status update of the parcel located at 3517 Forest View Circle. She explained that the parcel was originally part of a 2003 master site plan for 31 homes in Forest View Estates and was designated for a community room. In 2015, the developer transferred the parcel to the City in lieu of park fees, but in 2016 requested the land back after paying the fees. In 2017, the developer received approval for a site plan modification to build a community facility with related amenities, but the facility was never constructed, though all 31 homes were completed.

The City has initiated code enforcement for noncompliance with the approved site plan, which could lead to fines, foreclosure, and auction of the property. The developer's attorneys have offered to deed the property to the City to avoid further enforcement proceedings. Homeowners have expressed interest in acquiring the parcel, but legal review indicates the HOA has no formal ownership rights or entitlement to the community room.

City Attorney Boutsis asked the Commission to provide direction on whether to continue enforcement or accept title to the property and noted that any future use of the parcel, whether by the City or homeowners would require a site plan modification.

Vice Mayor Salvino opposes spending additional City funds to pursue enforcement and noted the lot could potentially be developed as a residential property with substantial market value. While supportive of homeowners acquiring or using the property, he stated they should purchase the lot

rather than receive it for free, emphasizing that the City should preserve the property's value and ensure any disposition reflects the original intended benefit to the community.

Liz Somerstein of Greenspoon Marder on behalf of the HOA provided a brief background from their perspective.

Commissioner Rimoli commented that he has met with the board and he would like to see the property go back to the owners of Forest View but with conditions that the HOA or owners are going to do something with the property.

Mayor Davis opened the floor to comments from the residents of Forest View Estates and the following spoke:

- Jonathan Levine – 3553 Forest View Circle
- Brittany Barsky – 3529 Forest View Circle

Vice Mayor Salvino commented that after hearing from the residents and learning that they were taken by the developer he supports giving the land to the homeowners, as long as it can only be used as a shared community space and not be sold for profit. He adds that the homeowners should be responsible for maintaining it without any cost or responsibility to the City.

Commissioner Ryan asked City Attorney Boutsis if it would cost the City more money to go through the process of foreclosure than the actual value of the property itself and City Attorney Boutsis responded that she can't say as fines have not been imposed yet as the case has not gone through the full enforcement process.

Commissioner Ryan commented that the City should take over the property and come up with a separate agreement with the homeowner's association.

Commissioner Lewellen is in agreement that the property should come to City first and then determine what to do with it next.

Mayor Davis commented that after hearing the details and from the residents, she believes the residents deserve what they were told and wants to ensure that the homeowner's get what they were originally promised.

City Attorney Boutsis clarified the motion. Contingent upon clean title, the City will ask the developer to give the property to the City, the City will prepare an agreement for transfer of the property to the homeowner's for a common use element, first under the plat for the community room unless modified by a hearing before the City Commission to just a common use area and not to be used for resale, all at the cost of the homeowners.

**Vice Mayor Salvino made a motion based on clarification provided by City Attorney Boutsis. The motion was seconded by Commissioner Rimoli which carried 5-0 on roll call vote.**

### 5.3 City Clerk - Reminders

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

- July 7, 2026 CRA Board Meeting - 6 p.m.
- July 7, 2026 City Commission Meeting - 7 p.m.
- August 4, 2026 Budget Workshop – 4:30 p.m.
- August 25, 2026 - CRA Board Meeting - 6 p.m.
- August 25, 2026 - City Commission Meeting - 7 p.m.

## 6. PUBLIC SAFETY REPORTS

Captain Tarala reported a productive two weeks with several significant arrests including a recovered a stolen vehicle originating from Miami Beach resulting in the suspect being taken into custody without incident and charged with Grand Theft Auto. The vehicle was returned to its owner.

He noted that preparations are underway for the July 4th holiday weekend; they will be coordinating with the City of Hollywood to manage the increased traffic, and additional deputies will be assigned to the beach throughout the holiday weekend. He advised that the department recently met with Kimco representatives to review the recent takeover incident at Dania Pointe and to discuss future prevention strategies. Kimco expressed strong support for the City and law enforcement efforts and committed to continued collaboration throughout the summer.

He touched on the World Cup events, noting that local hotels are currently not scheduled to host any teams, although accommodations are near capacity due to visiting fans and the media. They will continue to monitor as semifinal arrangements are finalized.

Captain Tarala introduced Sergeant Valdez, supervisor of the Crime Suppression Team, to provide a direct update on enforcement operations along the Federal Highway corridor and recent crime suppression efforts.

District Chief Bishop provided an update on call volumes in the city for the month of May and advised that the men and women of station 1 and 17 have completed their bi-annual ACLS and CEU's for recertification. He advised that Station 17 hosted a group of children for a station tour and to meet the firefighters. Safety Saturdays will continue with the next event being July 13<sup>th</sup> at C.W. Thomas Park on water safety.

## 7. CITIZENS' COMMENTS

The following spoke under citizens' comments:

- Robert Kirschgraber – address not provided
- Jo Vucajnk - Gasper Arts – 250 South Federal Highway
- Cheryl Robinson – address not provided
- Shawn DeRosa – address not provided (distributed handouts to the Commission)

## 8. CONSENT AGENDA

**Commissioner Lewellen made a motion to approve the consent agenda minus item 8.4. The motion was seconded by Vice Mayor Salvino which carried unanimously on voice vote.**

8.1 Minutes: June 9, 2026 Regular City Commission Meeting

*Approved under consent agenda.*

8.2 Travel Requests: None.

8.3 RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN INTERLOCAL AGREEMENT RELATED TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT PROGRAM AMONG BROWARD COUNTY, THE CITY OF DANIA BEACH, AND PARTICIPATING MUNICIPALITIES FOR SHARING RESOURCE BURDENS OF THE SYSTEM-WIDE NPDES MS4 PERMIT AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE NPDES MS4 PERMIT, AS AUTHORIZED BY SECTION 163.01, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

*Approved under consent agenda.*

8.4 RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING CHANGE ORDER NO. 01 IN THE AMOUNT OF ONE HUNDRED EIGHTY-THREE THOUSAND THREE HUNDRED NINETY-NINE DOLLARS AND EIGHTY-THREE CENTS (\$183,399.83) TO THE AGREEMENT WITH RIC-MAN CONSTRUCTION FLORIDA, INC. FOR THE SOUTHEAST DRAINAGE RETROFIT PROJECT – PHASE 2; AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 01; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Public Services)*

City Attorney Boutsis read the title of the resolution.

Vice Mayor Salvino inquired about the multiple change orders and Director of Public Services Oscar Vasquez responded that this is the first change order for phase two and during the construction some unforeseen conditions were found. The other change orders were for phase one.

City Manager Sosa-Cruz explained that City never wants to bring forward a change order, but occasionally unforeseen conditions are discovered during construction, especially underground and even minor changes can cost tens of thousands of dollars. Staff regularly reviews, negotiates, and rejects unnecessary contractor requests before they reach the commission. In this case, the change order was deemed necessary to keep the project moving and to meet tight deadlines.

Commissioner Ryan expressed concerns about recurring drainage project change orders, particularly costs related to tree removal and additional construction work. He recommended

greater oversight of contractor decisions and protection of neighborhood vegetation while acknowledging staff's responsiveness to resident concerns.

Commissioner Rimoli asked for clarification on protocols for reviewing change orders and verifying unexpected project costs and emphasized the importance of ensuring contingency funds are used only for legitimate unforeseen conditions.

City Manager Sosa-Cruz explained that unforeseen underground conditions are common in infrastructure projects due to outdated utility records. He noted that all change orders are reviewed by the city's inspector, engineering team, and legal staff, with costs negotiated and validated before approval.

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

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, REVISING THE SCHEDULE OF BUILDING PERMIT AND OTHER DEPARTMENT FEES, PURSUANT TO ARTICLE I, SECTION 8-3, "BUILDING PERMIT FEES" OF CHAPTER 8, "BUILDING" OF THE CITY CODE OF ORDINANCES TO REFLECT THAT THE CITY IS CONDUCTING A FEE ANALYSIS TO COMPLY WITH STATE LAW, WHICH MAY RESULT IN A AN AFTER THE FACT PARTIAL FEE REIMBURSEMENT AFTER JULY 1, 2026; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Community Development)*

*Approved under consent agenda.*

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

~~A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING AN APPLICATION TO THE BROWARD METROPOLITAN PLANNING ORGANIZATION AS PART OF THE COMPLETE STREETS AND OTHER LOCALIZED INITIATIVES PROGRAM FOR THE CONSTRUCTION OF SW 1ST AVENUE / NW 1ST AVENUE COMPLETE STREETS PROJECT ALONG SW 1ST AVENUE / NW 1ST AVENUE FROM NW 3RD STREET TO STIRLING ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. (Community Development)~~

*This item was removed from the agenda.*

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT FOR IRRIGATION MAINTENANCE AND REPAIR SERVICES WITH SAM'S LANDSCAPING MAINTENANCE, INC., PURSUANT TO THE AWARD OF INVITATION TO BID ("ITB") NO. 26-005 "CITYWIDE IRRIGATION SERVICES"; AUTHORIZING THE CITY TO EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY

THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; AND 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, APPROVING A CONTINUING SERVICES AGREEMENT WITH AMC SURVEILLANCE CAMERA & ELECTRONICS, INC. FOR CCTV PREVENTATIVE MAINTENANCE, REPAIR, AND INSTALLATION SERVICES; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Information Technology)*

*Approved under consent agenda.*

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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE CITY TO EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00) FOR HARDWARE, SOFTWARE AND PROFESSIONAL COMPUTER SERVICES THROUGH CDW GOVERNMENT, LLC; AUTHORIZING SUCH PURCHASES WITHIN THE INFORMATION TECHNOLOGY FUND APPROVED ANNUAL BUDGET APPROPRIATIONS; AND PURCHASED THE SERVICES THROUGH COMPETITIVELY SOLICITED COOPERATIVE PURCHASING AGREEMENTS, INCLUDING CONTRACTS AVAILABLE THROUGH THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE. *(Information Technology)*

*Approved under consent agenda.*

8.10 RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF REPLACEMENT SERVER AND STORAGE INFRASTRUCTURE FROM COMPUTERS AT WORK, INC. D/B/A VTECHIO UTILIZING NASPO VALUEPOINT COOPERATIVE PURCHASING CONTRACT NO. 23026 / 43210000-23-NASPO-ACS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PURCHASE; AUTHORIZING THE CITY TO EXCEED THE ANNUAL VENDOR THRESHOLD TOTAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *(Information Technology)*

*Approved under consent agenda.*

**9. BIDS AND REQUESTS FOR PROPOSALS**

None.

## 10. QUASI-JUDICIAL HEARINGS

None.

## 11. FIRST READING ORDINANCES

None.

## 12. SECOND READING ORDINANCES

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

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 ACCESSORIES; 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.

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

- Robert Kirschgraber – address not provided
- Heidi Davis – 450 E. Las Olas Blvd., Fort Lauderdale

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

12.2 ORDINANCE NO. 2026-\_\_\_\_\_ *(ITEM TO BE HEARD AT THE JULY 7, 2026 CITY COMMISSION MEETING, PER THE VOTE AND APPROVAL OF THE CITY COMMISSION AT THEIR JUNE 9TH MEETING)*

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 BONUS 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)

*Item to be heard at the July 7, 2026 City Commission meeting.*

### **13. DISCUSSION AND POSSIBLE ACTION**

#### **13.1 Promotional Video for the Nyberg-Swanson House – *Sponsored by Commissioner Lewellen***

Commissioner Lewellen introduced the item and mentioned that this was discussed at the last meeting.

Mayor Davis asked if the historic society has been informed and Commissioner Lewellen commented that they have however, it’s a city property and is intended to showcase the building.

Commissioner Ryan commented that this is a great idea and suggested tying in the other historic buildings and agrees with including the historic society.

Commissioner Rimoli also felt that it was a great idea and agrees to collaborating with the historical society but that it would be at the discretion of the city. He would like an update on how many guests have been to the house and the tours that have been given.

There was consensus to move forward.

### **14. APPOINTMENTS**

#### **14.1 Dania Beach Housing Authority – *Mayor’s Appointment***

Mayor Davis has no appointment.

## 15. COMMISSION COMMENTS

### 15.1 Commissioner Lewellen

Commissioner Lewellen commented that there have been a lot of events lately. She spoke about the mosaic workshop and encouraged everyone to come out and create a piece for the fountain.

### 15.2 Commissioner Rimoli

Commissioner Rimoli commented that he too attended the first mosaic workshop and said it is a great opportunity for the residents to get involved in and see their piece of art on the city fountain. He commended the Parks & Recreation team on the Juneteenth event and wished everyone a happy and safe Fourth of July.

### 15.3 Commissioner Ryan

Commissioner Ryan spoke about the Youth Lifeguard Camp noting that his son and nieces and nephews all attended and love it. He said it is educational, makes them strong swimmers and teaches kids to be more responsible around water. He commented that the regular summer camps and going well and he is proud of the city's youth programs. He wished everyone a happy and safe Fourth of July celebration of America's 250<sup>th</sup> Anniversary.

### 15.4 Vice-Mayor Salvino

Vice Mayor Salvino congratulated Corinne Lajoie on her promotion.

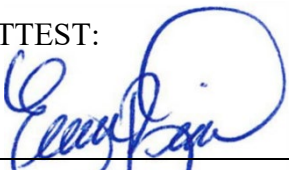
### 15.5 Mayor Davis

Mayor Davis spoke about attending the Mayor's Breakfast at the Hard Rock and the Invest Greater Fort Lauderdale Leadership Summit. She thanked staff for their support at multiple meetings, including preparation for the Broward County Commission meeting. She highlighted successful community events, including the mosaic workshop and the Juneteenth celebration, commending staff and Parks & Recreation for strong community engagement, educational programming, and positive participation. She wished everyone a happy Fourth of July holiday.

## 16. ADJOURNMENT

Mayor Davis adjourned the meeting at 9:18 p.m.

ATTEST:

  
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ELORA RIERA, MMC  
CITY CLERK



CITY OF DANIA BEACH

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

Approved:

July 7<sup>th</sup>, 2026