DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, JUNE 9, 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
	Archibald J. Ryan IV
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
  - Alliance Mid-Year Luncheon
  - Grand opening of Benjamin Moore Luminous
  - Posted the Letter of Interest (LOI) for the Phippen-Waiters Road and SW 12th
  - Avenue clusters
  - Federal Highway beautification initiative
  - June CRA Merchant Newsletter
  - Dania Beach Art Week
- Rebuilding Together
- The PATCH
- Upcoming events

Executive Director Sosa-Cruz commented that the hiring of a CRA Executive Director has been placed on hold given the homestead exemption elimination. For the next year, he will be covering the position.

Executive Director Sosa-Cruz requested consensus for a parking study surrounding City Hall which would cover 1st Avenue and the streets north and south of city hall that would look at new on-street parking and paid parking. After some discussion, there was consensus from the Board.

4. Presentations

4.1 148 N Federal Hwy

CRA Redevelopment Manager Yavocka Smith introduced the item. She presented the property at 148 North Federal Highway, the former Jimmy's Chocolates site, and requested Board direction regarding its future use. The property was purchased by the City in December 2023 for $1.6 million and consists of two parcels totaling approximately 18,700 square feet with about 2,500 square feet of building space. Located in the City Center District and within five minutes of the airport, the site offers high visibility, interior and exterior dining areas, and ample parking. Staff reviewed the parcel details and noted that the City Center zoning allows retail, residential, brewery, office, café, and art gallery uses by right.

Potential options discussed included selling, leasing, developing, or holding the property. The CRA is exploring multiple pathways and may invite stakeholder participation through a Letter of Interest (LOI) process or a Public-Private Partnership (P3) model. CRA Redevelopment Manager Yavocka Smith explained that an LOI would allow developers to formally express interest in potential uses for the property, while a P3 would combine public ownership with private investment and expertise. Staff emphasized that pursuing one option would not exclude the other and sought Board consensus to move forward with issuing an LOI.

Staff answered questions from the Board and there was consensus to not make any decisions until the commission took action on the ordinance they will be hearing regarding height and density bonuses.

5. Consent Agenda

5.1 Minutes: May 12, 2026 Board Meeting Minutes

5.2 Travel Requests: None

Board member Lewellen made a motion to approve the consent agenda. The motion was seconded by Commissioner Rimoli 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 had nothing to report.

Commissioner Ryan had nothing to report.

Vice Chair Salvino had nothing to report.

Chair Davis thanked Executive Director Sosa Cruz and staff for the important information they have provided.

10. Adjournment

Chair Davis adjourned the meeting at 6:36 p.m.

ATTEST:

ELORA RIERA, MMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

JOYCE L. DAVIS
CHAIR – CRA

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY