REVISED

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, MAY 12, 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
	Archibald J. Ryan IV
Executive Director:	Candido Sosa-Cruz
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

Absent:

Chair:	Joyce L. Davis

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 5th 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:

ELORA RIERA, MMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

JOYCE L. DAVIS
CHAIR CRA

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY