



City of Margate

5790 Margate Boulevard
Margate, FL 33063
954-972-6454
www.margatefl.com

Summary Agenda

Regular City Commission Meeting

Mayor Arlene R. Schwartz
Vice Mayor Antonio V. Arserio
Commissioners:
Anthony N. Caggiano, Tommy Ruzzano, Joanne Simone

City Manager Cale Curtis
City Attorney Weiss Serota Helfman Cole & Bierman
City Clerk Jennifer M. Johnson

Wednesday, November 5, 2025

6:30 PM

Commission Chambers and Zoom.us
Webinar ID: 860 4770 0835

<https://us02web.zoom.us/j/86047700835>

CALL TO ORDER

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) PRESENTATION(S)

- A. [ID 2025-233](#) MAYOR'S CHOICE FOR MARGATE EMPLOYEE OF THE YEAR

STUDENTS AND TEACHERS OF THE MONTH

- B. [ID 2025-277](#) ABUNDANT LIFE CHRISTIAN ACADEMY: ALICIA AUGUSTIN (STUDENT), THOMAS LAWLOR (TEACHER), (Ms. Latoya Dean, Principal)

ASCEND ACADEMY CHARTER HIGH SCHOOL: NATALY MIRABAL (STUDENT), TRACEY HARRIS-DOWDELL (TEACHER), (Dr. Kathrine Pierandozzi, Principal and/or Ms. Neisha Billy, Assistant Principal)

ATLANTIC WEST ELEMENTARY: AVARI WORRIE (STUDENT), MARCO ABREU (TEACHER), (Ms. Shereen R. Reynolds, Principal and/or Ms. Corrine Mendez, Assistant Principal)

BROWARD MATH AND SCIENCE SCHOOLS: SAMUEL GENET (STUDENT), EDNA SLOAN (TEACHER), (Mr. Hasan Kose, Principal and/or Ms. Katy Twist, Assistant Principal)

LIBERTY ELEMENTARY: ANDREW FRAZIER (STUDENT), REBECCA FEIS (TEACHER), (Ms. Vicki Flournoy, Principal and/or Ms. Donna Styles, Assistant Principal)

MARGATE ELEMENTARY: KISHAN GARIB (STUDENT), LATAURA YOUNG-WILLIS (TEACHER), (Mr. Thomas J. Schroeder, Principal and/or Ms. Donna Rucker, Assistant Principal)

MARGATE MIDDLE: ASHLEY TERRON (STUDENT), ELKA COOLS-LARTIGUE (TEACHER), (Ms. Sabine Phillips, Principal and/or Ms. Krystal Coke, Assistant Principal)

PHYL'S ACADEMY PREPARATORY SCHOOL: AMIR HANSON (STUDENT), YANICK PRESMY (TEACHER), (Ms. Afua Baptiste, Principal and/or Ms. Jalaja Cooke, Elementary School Director)

RISE ACADEMY SCHOOL OF SCIENCE AND TECHNOLOGY: KAELEN HIGGINS (STUDENT), STEPHANIE EDWARDS (TEACHER), (Dr. Adriana Guerra, Principal)

WEST BROWARD ACADEMY: MEGAN KATAKITI (STUDENT), LOUIDJY LOUIS (TEACHER), (Mr. Derrick Hugue, Principal and/or Ms. Rossana Padron, Assistant Principal)

Attachments: [BACKGROUND](#)

2) PUBLIC DISCUSSION

Anyone wishing to comment on any matter relating to City business or on any item on the Consent Agenda should approach the podium now. Each speaker is limited to three (3) minutes.

3) COMMISSION COMMENTS

4) CITY MANAGER'S REPORT

5) CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired by the Commission, the item(s) will be removed from the Consent Agenda and will be considered separately.

- A. [ID 2025-282](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: SEPTEMBER 17, 2025 REGULAR CITY COMMISSION MEETING AND OCTOBER 8, 2025 REGULAR CITY COMMISSION MEETING @ 6PM

Attachments: [MINUTES 091725](#)
[MINUTES 100825 6PM](#)

- B. [ID 2025-298](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING TERMINATION OF NEGOTIATIONS WITH THE TOP RANKED FIRM, LAWRENCE LEE CONSTRUCTION SERVICES, INC., RELATED TO REQUEST

FOR QUALIFICATIONS (RFQ) 2025-007 - WASTEWATER TREATMENT PLANT (WWTP) AERATION BASIN UPGRADES; AUTHORIZING THE ADMINISTRATION TO COMMENCE NEGOTIATIONS FOR AN AGREEMENT WITH THE SECOND HIGHEST RANKED FIRM, GLOBALTECH, INC. FOR THE PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)
[BACKGROUND](#)

- C. [ID 2025-301](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, ACCEPTING CONVEYANCE OF NEWLY CONSTRUCTED WATER MAINS, ACCEPTING NEW UTILITY AND ACCESS EASEMENTS FOR MAINTENANCE OF WATER FACILITIES, AND TERMINATING AND RELEASING PORTIONS OF EXISTING EASEMENTS ON PRIVATE PROPERTY LOCATED AT 1049 LYONS ROAD (S/W/C OF COCONUT CREEK PARKWAY AND LYONS ROAD, A/K/A STRADA), COCONUT CREEK, FLORIDA 33063; PROVIDING FOR A PUBLIC RESPONSE; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)
[AGREEMENT](#)
[AGREEMENT](#)
[AGREEMENT](#)
[AGREEMENT](#)

6) ORDINANCE(S) - FIRST READING

- A. [ID 2025-259](#) AMENDING FISCAL YEAR 2025 BUDGET (ORDINANCE NUMBERS 2024-2 AND 2024-7); PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Attachments: [ORDINANCE.docx](#)
[BACKGROUND INFORMATION](#)

- B. [ID 2025-260](#) AMENDING FISCAL YEAR 2026 BUDGET (ORDINANCE NUMBER 2025-5); PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Attachments: [ORDINANCE.docx](#)
[BACKGROUND INFORMATION](#)
[FY 2026 Budget Attachment](#)
[Median project](#)
[Parks CIP Projects](#)

- C. [ID 2025-288](#) AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM 148.7729 ACRES OF COMMERCIAL RECREATION TO 74.1259 ACRES OF R(10) RESIDENTIAL, 7.618 ACRES OF COMMERCIAL AND 67.029 ACRES OF PARK; PROVIDING FOR AN ASSIGNMENT OF AVAILABLE

RESIDENTIAL DENSITY WITHIN THE 636.18-ACRE IRREGULAR DENSITY DASHED-LINE AREA "A" WHICH WILL MAINTAIN AN AVERAGE DENSITY OF 7.0 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 3011 N ROCK ISLAND ROAD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

Attachments:

[ORDINANCE](#)

[Applicant Presentation](#)

[Applicant Memo - NEW 9/25/2025](#)

[Conceptual Master Plan - REVISED 9/25/2025](#)

[Future Land Use Exhibit - REVISED 9/25/2025](#)

[Application](#)

[Supporting Documents](#)

[Exhibit H Survey and Legal](#)

[Exhibit P Phase I ESA](#)

[Exhibit Q Phase II ESA](#)

[Exhibit R Traffic Analysis LUPA](#)

[Staff Report](#)

[Staff Presentation](#)

[2025-0826 DRC Minutes](#)

[2025-1007 PZ Draft Minutes](#)

D. [ID 2025-289](#)

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA AMENDING SECTION 40.502 OF THE MARGATE UNIFIED LAND DEVELOPMENT CODE, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MARGATE, FLORIDA, TO PROVIDE FOR THE REZONING OF REAL PROPERTY LOCATED AT 3011 NORTH ROCK ISLAND ROAD, MARGATE, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN, 7.618 ACRES FROM OPEN SPACE S-2 DISTRICT TO COMMUNITY BUSINESS B-2 DISTRICT, AND 74.1259 ACRES FROM OPEN SPACE S-2 DISTRICT TO MULTIPLE DWELLING R-3A DISTRICT; PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE

Attachments: [ORDINANCE](#)
[Applicant Memo - NEW 9/25/2025](#)
[Conceptual Master Plan - REVISED 9/25/2025](#)
[Application](#)
[Supporting Documents](#)
[Exhibit D Survey](#)
[Exhibit H Traffic Impact Statement - REVISED 10/24/2025 – NOT REVIEWED](#)
[Staff Report](#)
[2025-0826 DRC Minutes](#)
[2025-1007 PZ Draft Minutes](#)

7) PUBLIC HEARING(S)

- A. [ID 2025-296](#) CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR THE CAROLINA GOLF COURSE DEVELOPMENT

Attachments: [RESOLUTION](#)
[STAFF PRESENTATION](#)
[DEVELOPMENT AGREEMENT](#)
[EMAIL](#)
[BROWARD COUNTY ENVIRONMENTAL CORRESPONDENCE](#)

- B. [ID 2025-287](#) RESOLUTION - APPROVING THE FIRST AMENDMENT TO THE 2017 MARGATE COMMUNITY REDEVELOPMENT PLAN INCORPORATING THE INTERLOCAL AGREEMENT DATED JUNE 10, 2025, BETWEEN BROWARD COUNTY, THE CITY OF MARGATE, AND MARGATE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)
[AMENDMENT](#)
[BACKGROUND: ILA DATED JUNE 10, 2025](#)
[BACKGROUND: 2017 MCRA REDEVELOPMENT PLAN](#)

- C. [ID 2025-291](#) CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR THE COCOGATE DEVELOPMENT

Attachments: [RESOLUTION](#)
[AFFORDABLE HOUSING RESTRICTIVE COVENANT](#)
[DRAFT PLAT](#)
[DEVELOPMENT AGREEMENT](#)
[APPLICANT PRESENTATION](#)

8) DISCUSSION AND POSSIBLE ACTION

- A. [ID 2025-276](#) DISCUSSION AND POSSIBLE ACTION - WAIVING OF RENTAL FEES FOR

THE USE OF THE COVERED FIELD AT MARGATE SPORTS COMPLEX IN AN AMOUNT NOT TO EXCEED \$550. REQUEST TO WAIVE FEES MADE BY FELLOWSHIP RECOVERY COMMUNITY ORGANIZATION

Attachments: [Fellowship ROC Request to waive fees](#)

ADJOURNMENT

PLEASE NOTE:

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

[Unified Land Development Code – Section 40.300(C)] Any representation made before any City Board, any Administrative Board, or the City Commission in the application for a variance, special exception, conditional use or request for any other permit shall be deemed a condition of the granting of the permit. Should any representation be false or should said representation not be continued as represented, same shall be deemed a violation of the permit and a violation of this section.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.

One or more members of the City of Margate Boards may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 860 4770 0835 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

THROUGH THE CITY'S WEBSITE:

Go to www.margatefl.com

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information

ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US

Instructions:

Topic: "Margate Regular City Commission Meeting"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/86047700835>

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099