



City of Margate

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

Meeting Minutes

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

The Roll Call was read after the Pledge of Allegiance.

Present: 5 - Commissioner Tommy Ruzzano, Commissioner Anthony N. Caggiano, Commissioner Joanne Simone, Vice Mayor Antonio V. Arserio and Mayor Arlene R. Schwartz

1) PRESENTATION(S)

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

MAYOR ARLENE R. SCHWARTZ spoke on this Item and picked Joanna Brighton, Recreation Superintendent.

PARKS AND RECREATION (P&R) DIRECTOR, MICHAEL A. JONES, spoke on this Item.

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)

Meeting went into Recess.

Meeting Reconvened.

2) PUBLIC DISCUSSION

CITY ATTORNEY, DAVID N. TOLCES, read an extract from the Rules of Conduct for Public Discussion.

MAYOR SCHWARTZ, provided instructions on how to submit a Public Discussion.

STEVE FIRTH spoke on behalf of his mother who was a Margate resident.

ANTONIO SPAVENTO, 3194 W. BUENA VISTA DRIVE, referenced Veteran's Day, voiced his concerns with the City's Rules of Conduct, disapproved on the blocking of Facebook comments and how Margate was being run.

JILL R. CERCHIONE, 6188 SEMINOLE TER, paid tribute to Rob Reiner and requested

that the City consider naming something after him.

KAREN CASEY-ROBINSON, 7520 NW 29TH STREET, discussed the Golf Course.

STACIA MURRAY discussed the maintenance of the Executive Golf Course and highlighted her health concerns which she believed derived from that site. She thanked Commissioner Simone for doing a great job with the parks.

MAYOR SCHWARTZ responded to Ms. Murray's comments and said that she voted "no."

ALLEN KOPELMAN, 2870 NW 74TH AVENUE, questioned why comments have been blocked from the City's Facebook page and said that there needed to be public discussion and debate.

CARA CERCHIONE-MAJOR, 4928 SW 11 PL., reminded the City Commission that they had important roles and referenced having a responsibility to listen to citizens. She paid tribute to Mr. Reiner and recommended that the City recognize him in some format such as making a sign.

AL CERCHIONE, 6188 SEMINOLE TERRACE, paid tribute to Mr. Reiner and said that the City should recognize him.

NINA CULVER, MARGATE RESIDENT, said that Mr. Reiner deserved some recognition such as creating a community garden.

NORTH LAUDERDALE RESIDENT, BOB CANGELOSI, paid tribute to Mr. Reiner and said that he deserved recognition.

MELANIE LANNON, ORIOLE GARDENS II, said that she was getting sick from the dust around her property and development and questioned who was overseeing the project.

JULIE JONES, KINGSTON, JAMAICA, paid tribute to Mr. Reiner. She said that Thomas Ruzzano Jr. was a hero in Margate.

TRACY VAN WINKLE, paid her condolences to Mr. Reiner's family and the Jackson family. She discussed the City Commission's behavior and referenced that the City needed to come together. She also referenced differences between the north and south parts of Margate.

MARGATE RESIDENT, MICHAEL A. SIRJUE, thanked the City and developer for the meet and greet with residents and sought other similar future meetings. He worried about street lighting on Atlantic Boulevard and asked for it to be reviewed.

3) COMMISSION COMMENTS

COMMISSIONER, TOMMY RUZZANO, questioned if they could move the golf item up.

CONSENSUS was given by the City Commission to move up the golf course items after the Consent Agenda.

COMMISSIONER RUZZANO thanked Eunice Sivertsen, the duck lady. He paid tribute to Rob Reiner and said that he was going to put something on the Agenda for him and said

it was entirely the City Commission's decision. He highlighted a Thanksgiving Donation Drive in honor of Mr. Reiner. He discussed donations and ideas for Jamaica. He made comment on the recent downtown presentation and highlighted his disapproval of apartment complexes and said that the City needed to think smart. He spoke about the developer and referenced Request for Quote (RFQ). He discussed the golf course dust and recommended a review of their remediation plan. He agreed about commenting on the City's social media page and referenced the First Amendment.

Discussion ensued about adding comments to the City's social media page.

CITY MANAGER, CALE CURTIS, said he gave the directive with reference to the social media platform.

Discussion ensued.

COMMISSIONER RUZZANO asked the City Commission if they wanted to allow for comments.

COMMISSIONER, ANTHONY N. CAGGIANO, said no.

COMMISSIONER, JOANNE SIMONE, said no due to a lack of notice.

VICE MAYOR, ANTONIO V. ARSERIO, had mixed feelings and did not mind this Item being brought up at a future meeting to discuss a City policy.

MAYOR SCHWARTZ explained that she had no problem of adding this as a future Agenda Item.

Discussion ensued.

COMMISSIONER RUZZANO was proud of his children's achievements and discussed his son, Thomas' heroic efforts.

COMMISSIONER CAGGIANO thanked the Police Department for their Drug Enforcement Administration (DEA) Drug Take Back and discussed its importance. He complimented the Parks and Recreation Department for organizing the Fall Festival and referenced community. He advised on hurricane drives for Jamaica and referenced Food for the Poor.

COMMISSIONER SIMONE congratulated the Employee of the Year, P&R Recreation Superintendent Brighton. She also praised Police Sergeants Crabtree and Chevres who were both promoted to lieutenants as well as other Police personnel who were promoted to Sergeants. She highlighted this Saturday's Bark in the Park event.

VICE MAYOR ARSERIO wished everyone a Happy Thanksgiving.

MAYOR SCHWARTZ echoed Vice Mayor Arserio's comments.

4) CITY MANAGER'S REPORT

There was no 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

APPROVED

- 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.

APPROVED

- 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.

APPROVED

Approval of the Consent Agenda

A motion was made by Commissioner Simone, seconded by Vice Mayor Arserio, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

6) ORDINANCE(S) - FIRST READING

This Item was heard before 6) A. ID 2025-276.

- 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

CITY ATTORNEY TOLCES read instructions on this Item, read the Quasi-Judicial statement and asked the City Commission to reveal any disclosures. He then asked the City Commission three questions which they all agreed to.

CITY CLERK, JENNIFER M. JOHNSON, swore in all individuals who desired to testify this evening.

CITY ATTORNEY TOLCES read into the record the two Ordinances of Item 6) C. ID 2025-288 and 6) D. ID 2025-289.

MAYOR SCHWARTZ invited the applicant to give a presentation

Discussion ensued on whether to give a motion.

A motion to table was made by Commissioner Ruzzano, seconded by Mayor Schwartz.

COMMISSIONER RUZZANO said that there was not enough information as he was notified approximately two weeks ago about the contamination on the property and he had not seen any remediation process. He believed that this Item went against their Land Use Comprehensive Plan and said he was never informed that the applicant was putting in an application to amend the land use which he understood had to go through Broward County (BC). He requested that they address those Items before giving consideration.

Discussion ensued.

The motion failed as follows:

Yes: 2 - Commissioner Ruzzano and Mayor Schwartz

No: 3 - Commissioner Caggiano, Commissioner Simone and Vice Mayor Arserio

MAYOR SCHWARTZ referenced influence for the Executive Golf Course.

ZONING ATTORNEY OF GREENSPOON MARDER (GM), 200 E. BROWARD BLVD, FT. LAUDERDALE, MATTHEW H. SCOTT, explained that he represented the applicant for a development agreement. He addressed Commissioner Ruzzano's comments pertaining to tabling this Item and indicated that the objective of this meeting was to present for a Comp Plan amendment.

COMMISSIONER RUZZANO wanted to address Mr. Scott's comments.

Discussion ensued

CITY ATTORNEY TOLCES advised that Mr. Scott was following the requirements of BC's process with respect to Land Use Plan Amendments (LUPA), Comp plan amendments and to rezonings.

Discussion ensued.

GM SCOTT explained that they were following the standard legal procedures in the State of Florida for an existing golf course that had a land use and zoning designations. He introduced his team and gave a PowerPoint presentation and explained that the golf course was an existing long term problem for the community as it had been closed for seven years and the current owner did the bare minimum in way of maintenance. He referenced homeless people living on the site and their proposed comprehensive solution which he described was in a way that they believed would benefit the community and the City at large. He discussed the property history and stipulated that there was not one offer at any price point for someone to reopen it as a golf course. He advised that the seller decided to enter into contract with his client and local firm, Rosemurgy Properties and they were under contract and were not the current owner. He discussed feedback that they received from community meetings and that there was a requirement for manicured parks, trails and landscapes, lakes, with nearby restaurants and shops and changes to the pods. He informed that the residents had concerns about traffic. He also outlined the framework of their plan for redevelopment and the steps of how they planned to achieve this which he said were very consistent with the required procedures and the various things they had gone through on this multiple year process. He said this included the development agreement, LUPA, the rezoning, the extensive meetings they had with the various stakeholders and if this meeting ended with a vote in favor of these applications, they would move forward to BC to review this which would revert to the City thereafter for review. He said that they would start working on the site plans for the specific pods, the environmental contamination and if everything was approved, construction would start in a few years time. He would also discuss their extensive community outreach which was encouraged by the City Commission and they closed with project benefits and really important policy considerations which would affect a large part of the Margate community. He thought that they would hear from the City staff with their recommendation of approval. He referenced parking and said that as part of the development agreement they proposed to give the City \$150,000 for improvements to Firefighters' Park which would add more parking spaces and shade and would also provide \$100,000 to the City to make improvements to swales and speed bumps in Pinewalk Drive where they received many complaints. He said that they analyzed property values in the Carolina community as well as other golf courses that had undergone redevelopment which he indicated had a positive impact/effect and also discussed schools.

ENVIRONMENTAL ATTORNEY, BILZIN SUMBERG , MIAMI, HOWARD E. NELSON,

BILLS AND SUMBERG introduced himself. He discussed the process and also documents that he presented to City Clerk Johnson that were in the City Commission's pack. He said that they included mysterious restrictive covenant, the former City Attorney's analysis from 10 years ago when the City first looked at the same, the immutability and permanence and great amount of contamination evidenced in an email exchange between Margate residents and BC Environmental division which clarified that the contamination was evidenced in a small part of the golf course. He explained that the covenant had three components that the City needed to pay attention to where it was stated that the contaminated property being only on the South West corner of the former maintenance facility. He advised that the study should wait until they had an idea from the City as to where this was going and whether the bubble plan would be acceptable so that they would know what to test for and what to propose to BC in that development plan which he said was the normal practice in Florida. He briefly discussed the Executive Golf course and referenced dust control analysis.

A discussion ensued between Mr. Sumberg and Commissioner Ruzzano's concerns pertaining to contamination, remediation and acquiring an engineer to provide details on analysis and safety.

A discussion ensued between Mr. Sumberg and Mayor Schwartz's concerns pertaining to Exhibit Q on the purpose of Phase II ESA.

BIZIN SUMBERG ATTORNEY, MR. NELSON, indicated that the study should be available by the site plan hearings.

Discussion ensued on remediation, the availability of the study and undertaking significant renovation of the site if it was continued as a golf course.

GM SCOTT wrapped up his PowerPoint presentation and discussed other public policy considerations and highlighted that one of the largest benefits of this project was that the contamination would get remediated as the development agreement would obligate them to pay for and handle it.

A question and answer session ensued between Commissioner Caggiano and Mr. Scott which recapped on this evening's presentation.

A question and answer session ensued between Mr. Nelson and Commissioner Ruzzano who raised questions pertaining to 1,000 units, a traffic study and the offers made to the owner.

Discussion ensued on "offers" made.

CITY ATTORNEY TOLCES cautioned the City Commission that their role was to listen to the testimony evidence that was being presented and from no other source.

Discussion ensued including the proposed building of townhouse communities.

A question and answer session ensued between Mr. Scott and Vice Mayor Arserio pertaining to the analysis found on property values of homes facing the golf course compared to the surrounding homes in the community.

GM SCOTT invited Ron Book to finish his presentation.

RON BOOK, 4000 HOLLYWOOD BOULEVARD, SUITE 677-S HOLLYWOOD

represented Rosemurgy Properties and explained why he defended local government. He indicated that many of their rights were being chipped away and referenced State Bill 180 as an example. He continued to outline why this project was important to the City and being a sole decision-maker was fundamental. He also discussed problems with live local projects in other cities in Florida. He advised that the information that he provided was factual, real and that it was right.

A question and answer session ensued between Mr. Book and Commissioner Ruzzano which referenced the Galleria and scare tactics and that there were concerns whether the project would be going against the City Code, Comprehensive Plan and LUPA.

VICE MAYOR ARSERIO spoke in support of Mr. Book and said that he was very passionate. He also discussed live local and said that the units allotted for affordable housing did not pay taxes.

MR. BOOK said that he did not represent developers in Tallahassee but he represented his local governments.

Discussion ensued on live local, not paying taxes and the Galleria project.

GM SCOTT closed his PowerPoint presentation by saying that there was a partner that wanted to work with the City, the neighbors and to keep meeting with the public. He respectively requested approval of the applications that they have submitted.

CITY ATTORNEY TOLCES explained that when they returned from recess, the City would make their presentation.

Meeting went into Recess.

Meeting Reconvened.

DEVELOPMENT SERVICES' (DS) SENIOR PLANNER, ANDREW PINNEY, provided a brief PowerPoint presented to cover the LUPA and re-zoning applications for the Carolina Club.

MAYOR SCHWARTZ questioned the proposed density of the project relative to the requested land use categories.

DS SENIOR PLANNER, PINNEY, advised that the requested land use categories set a maximum density permitted on a given POD. He explained the type of land use categories available and that there are variables that could influence project density such as infrastructure needs but that the controlling factor would be the development agreement.

VICE MAYOR ARSERIO questioned whether there was a deed restriction filed on the designation of park or open space of the 65 acres and that it could never be built on in the future.

DS SENIOR PLANNER, PINNEY, advised Vice Mayor Arserio that he believed that it was a component of the developer's agreement to have the restrictions as attached to the Exhibits.

Discussion ensued on open space pertaining to water.

DS SENIOR PLANNER, PINNEY, continued his PowerPoint presentation. He informed that the City was now in the middle of the process at this transmittal hearing as they had gone through two Development Review Committee (DRC) meetings and a Planning and Zoning meeting. He said that if this Item got approved tonight, the next steps would be that this application would be transmitted to the Florida Department of Commerce, there would be a process through BC and that they were anticipated to return next June to the City Commission meeting for the Second Reading. He informed that if the City Commission adopted it, it would then revert to BC Planning Council for a re-certification. He also clarified that the rezoning request could only be approved if the LUPA was accepted.

Discussion ensued including on rezoning.

DS SENIOR PLANNER, PINNEY, continued with his PowerPoint presentation and discussed rezoning, traffic reports, parks and natural resources. He clarified that the City was not the permit authority for environmental remediation which was usually organized by the County and the State. He advised that staff recommended a conditional approval which were subject to:

- Approving the Developer's agreement;
- Updating the application exhibits; and
- Resolving the DRC comments.

A question and answer session ensued between the City Commission and Senior Planner Pinney.

COMMISSIONER RUZZANO raised questions on whether this Item would need to revert to the DRC, the City Comp Plan, the possibility of a new fire station, Live Local Act and a water permit.

CITY MANAGER CURTIS explained that with any City development, it would be reviewed and one of the impacts for a development such as this could be a strain on the existing fire station that serviced that area. He referenced that a study would be conducted and that it was important to add language to this effect in the agreement.

Discussion ensued on live local and reclaimed water.

DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES (DEES)
DIRECTOR CURT KEYSER recalled that it was a private owner's permit which they obtained from South Florida Water Management District (FWMD)

COMMISSIONER RUZZANO had concerns about the City's recommendation of this Item and referenced a check-list which everyone had to abide by.

DS SENIOR PLANNER, PINNEY, explained that staff comments were based on specific infrastructure analysis that typically occurs at a site plan review which is further down the approval process and when it was time to do site planning hence why they recommended a conditional approval to resolve the DRC comments with an approved development agreement and update all of their application exhibits.

Discussion ensued.

CITY ATTORNEY TOLCES swore in members of the public.

JOHN M. DEMMING, 7770 NW 29 ST., was less favorable of the lobbyist's presentation and said that he wanted to discuss facts.

CHRISTOPHER A. SNYDER, 2741 SW 81ST WAY, DAVIE, alleged that it was a brown site determined by BC.

KAREN CASEY-ROBINSON, 7520 NW 29TH STREET, spoke about the upkeep of the property and raised health concerns about the environment.

RICHARD A. EDDINS, 3043 NW 72ND AVE, alleged that there were conflicts of interests within the City Commission and that they should reclude themselves from any further participation. He discussed traffic measure devices and highlighted other areas of concern.

VICE MAYOR ARSERIO questioned Mr. Eddins pertaining to his allegations on conflicts of interest.

Discussion ensued.

TRIPP SCOTT PA, ATTORNEY AND DIRECTOR, WILSON ATKINSON DOWNTOWN FT. LAUDERDALE, informed that he had been working on this matter for the past six months on behalf of the Carolina Master Association (CMA).

Discussion ensued on the role of the CMA.

MARGATE RESIDENT, NADYA SANTACRUZ, raised questions and points pertaining to this Item and requested the City Commission to vote "no" for this rezoning application.

SILVANA LUCIANI, 7705 NW 5TH COURT, complained about the ongoing work around her property.

MAYOR SCHWARTZ advised that Ms. Luciani was referring to the Executive Golf Course.

JAN TRUMP, 5524 LAKEWOOD CIRCLE, expressed her support for the project.

RICHARD ZUCCHINI, LAKEWOOD CIRCLE, distributed and read his statement. He said that if the City Commission truly cared about the residents' health, "pass this development with conditions for safety protocol."

REMA P. LEE, 7721 BELMONTE BLVD., questioned why the current golf course owner had not been fined.

CITY MANAGER CURTIS explained that the golf course property continued to be cited by Code.

Discussion ensued on fines.

ALLEN KOPELMAN, 2870 NW 74 AVE, informed that he had attended previous meetings and commented on contamination on the site and the process of this Item.

PETER MARTINO, 7401 NW 29 ST., was unaware of the concern with the land and explained his initial concern was about the proposed five story apartment buildings.

PAUL F. MURPHY, 7220 NW 24 CT., spoke against this development.

NAVARRO, 3460 PINEWALK DRIVE N. said that she was unaware of developers attending her association asking for opinion on this development.

AMEL YEHYA, 7610 NORMANDE CT., informed that she was Vice President of the CMA Board and explained that she was in support of this project and referenced traffic issues.

JULI VAN DER MEULEN, 2913 NW 68 LN., read a statement on this Item and highlighted her concerns on contaminated land and rezoning. She requested the City Commission to vote "no."

MARGATE RESIDENT, ELSA J. SANCHEZ, read a statement on this Item on what she believed would happen.

MARGATE RESIDENT, NINA CULVER, highlighted the health risk on this Item.

ERIC ALLISON, 3325 PINEWALK DR, N, referenced contamination on golf courses and suggested that they would have to inquire with residents who live at other courses in Broward and Palm Beach Counties. He suggested reducing the units down to single family homes.

RONALD WEISS, 7484 PINEWALK DR, S, said he was President of a CMA Board and said that although he had lived in his property for 33 years, this was the first time he heard anyone voice their concerns about fertilizer and contamination.

LAUREN BERACHA, PARADISE GARDENS III, indicated that the people who lived by the Executive Golf Course were the most compelling in their discussion when they highlighted their health concerns living in that environment.

MAYOR SCHWARTZ announced that Public Discussion was closed.

CITY ATTORNEY TOLCES provided instructions for the City Commission on how to cast their vote and said that their first motion should be to consider the LUPA Ordinance.

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, to approve the Land Use Plan Amendment (LUPA) Ordinance and First Reading with staff recommendation.

COMMISSIONER SIMONE listened to everyone's concerns this evening and said that she had met with several residents and the developers. She shared residents' concerns with the developers which resulted in many meetings and also that the apartments were no longer on the agreement for rezoning. She informed that the safety of the residents was very important and after listening to all the testimony, she had confidence that there would be something in the developer's agreement that would protect the safety of the residents. She did think that comparisons could be made with the Executive Golf Course and what would happen at the Carolina Club. She also advised that the developer had made many changes from the original plans based on feedback from the residents. She thought that this project would be a plus for the City. She informed that whatever was

written in the developer's agreement, it was important that it contained the correct language and that they would have to abide by the same. She also spoke about live local and how environmental issues were made.

COMMISSIONER RUZZANO asked whether the properties were going to be for sale or rent and language added to the developer's agreement.

MR. SCOTT explained that the intention was for the townhouses to be for sale but as it was many years down the road, the decision on how many properties could be built had not been confirmed.

Discussion ensued including adding language to the developer's agreement, the revenue it could bring to the City and environmental remediation.

COMMISSIONER SIMONE explained why they lowered the square footage on the commercial property.

VICE MAYOR ARSERIO explained that the current project was completely different to the 13th Floor and said that he supported keeping Margate green. He also advised that having the control and guarantee that half of this property was going to be green space and perpetuity held a lot of weight. He believed the general CMA was going to benefit greatly and that the developer had compromised and had acted in good faith.

MAYOR SCHWARTZ said that although she believed this project was a good plan, until she saw something that was going to be remediated, she could not necessarily vote for it.

This carried as follows:

Yes: 3 - Commissioner Caggiano, Commissioner Simone and Vice Mayor Arserio

No: 2 - Commissioner Ruzzano and Mayor Schwartz

- 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

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, that this Ordinance, First Reading, should be approved.

Yes: 3 - Commissioner Caggiano, Commissioner Simone and Vice Mayor Arserio

No: 2 - Commissioner Ruzzano and Mayor Schwartz

7) PUBLIC HEARING(S)

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

CITY ATTORNEY TOLCES explained that the Public Hearing had taken place and there was no action needed to be taken at this City Commission Meeting other than announce that the Second Public hearing on the development agreement relating to the Carolina Golf Course would be held at the City Commission meeting scheduled for June 17th, 2026 at 6:30pm.

Discussion ensued.

VICE MAYOR ARSERIO indicated that it was his understanding that the City Commission was going to decide on the LUPA and the zoning and if that passed, that they would discuss the development agreement. He questioned what type of security or police enforcement was going to be provided during school release and departure hours. He wanted to see license plate readers (LPR) on the main furrow and referenced Holiday Springs, Pinewalk Drive N. and S. He thought that they had no control if new residents wanted to join the Master Association but he wanted language explicitly stipulating who was responsible pertaining to the maintenance of the pocket parks, the walking trails and the lakes. He agreed on the condition of the golf course and said that once they closed on the property, he would like a type of maintenance schedule as it could be three - four years before any development.

COMMISSIONER SIMONE heard from one resident who wanted to see speed bumps on Pinewalk Drive.

Discussion ensued.

COMMISSIONER CAGGIANO sought CONSENSUS to move 7) C. ID 2025-291.

Discussion ensued.

MAYOR SCHWARTZ requested an update on remediation by the time this Item returned.

CITY ATTORNEY TOLCES confirmed that they would continually update the City Commission as they negotiate this agreement and anything else associated with it.

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

This Item was heard after 7) A. ID.2025-296.

A motion was made by Commissioner Caggiano, seconded by Commissioner Simone, that this Item should be approved. This carried as follows:

Yes: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

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

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, that this Item, should be discussed.

VICE MAYOR ARSERIO explained that he was very supportive of this Item and Mr. Riccardi's organization and had no problem waiving the fees. He recommended that the City should devise a policy of how many fees they could waive per year to allow consistency.

COMMISSIONER CAGGIANO explained that he had been a fan of Mr. Riccardi and his work in the community for over a decade. He thought that this may have been the first time this applicant asked to waive the fees which he said was a very small giveback to what they have given.

Discussion ensued.

COMMISSIONER RUZZANO explained how this Item was derived and hoped that it would be a good event.

ASSISTANT PROGRAM DIRECTOR FOR PEARCE SUPPORT SERVICES AND ON BEHALF OF FELLOWSHIP RECOVERY COMMUNITY ORGANIZATION (RCO), ANDY GOLFIN, explained that this event pertained to a flag football tournament which would take place in December if it was approved.

RICHARD A. EDDINS, 3043 NW 72ND AVE, questioned if they needed to do a liability waiver to prevent a lawsuit against the City.

MR. GOLFIN explained that they had a waiver system for those who were registered for the brief events where he added the City, as well as RCO.

CITY ATTORNEY TOLCES thought that they typically required any organization which had an event to provide the necessary insurance and add the City as an additional insurer for general liability.

Discussion ensued.

MR. JONES advised that the City would still be in need of applicants to meet the minimum requirements for any permanent holder before they approved the permit.

This carried by the following vote:

Yes: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

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

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, that this Ordinance - First Reading, should be discussed.

VICE MAYOR ARSERIO made reference to billable hours at this evening's City Commission meeting.

Discussion ensued.

This carried by the following vote:

Yes: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

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

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, that this Ordinance - First Reading, should be approved

A motion to amend was made by Commissioner Simone to eliminate the funding for the Broward League of Cities Annual Dinner/Gala and also for the United Way of Broward County's Mayors' Gala and instead, would like to bring it up when those events arise and limit it to City Commissioners and one guest rather than buying a table of 10. This failed for a lack of second.

Discussion ensued on whether other members of staff could attend the event in a City Commissioner's absence.

CITY ATTORNEY TOLCES provided legal advice and how to present the motion.

Discussion ensued.

The original motion carried as follows:

Yes: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

7) PUBLIC HEARING(S) CONTINUED

- 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.

This Item was heard after 6) B. ID 2025-260.

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, that this Resolution should be approved. This carried as follows:

Yes: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

ADJOURNMENT

There being no further business, the meeting adjourned at 1:47am.

Respectfully submitted,

Transcribed by Salene E. Edwards



Jennifer M. Johnson, City Clerk

Date: 11/22/2026

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.

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