



City of Margate

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Margate, FL 33063
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Meeting Minutes Regular City Commission Meeting

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

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

Wednesday, June 17, 2026

7:00 PM

Commission Chambers and Zoom.us

Webinar ID: 898 7360 5292

<https://us02web.zoom.us/j/89873605292>

CALL TO ORDER

ROLL CALL

Present: 4 - Commissioner Arlene R. Schwartz, Commissioner Joanne Simone, Commissioner Tommy Ruzzano and Mayor Antonio V. Arserio

Not Present: 1 - Vice Mayor Anthony N. Caggiano

Vice Mayor Anthony N. Caggiano entered the City Commission Meeting at 7:23pm.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) PRESENTATION(S)

EMPLOYEE RECOGNITION FOR YEARS OF SERVICE

A. [ID 2026-137](#) BHEEM MANIE, CANAL MAINTENANCE - PUBLIC WORKS - 20 YEARS

MANUEL E. SANCHEZ, FIRE CAPTAIN - FIRE DEPARTMENT - 20 YEARS

THOMAS VAUGHN, CHIEF PLUMBING INSPECTOR - BUILDING DEPARTMENT - 20 YEARS

GEORGE CHAHMIRIAN, INFORMATION TECHNOLOGY SPECIALIST - INFORMATION TECHNOLOGY - 10 YEARS

PAUL ROBINSON, BUSINESS DEVELOPMENT COORDINATOR - DEVELOPMENT SERVICES - 10 YEARS

OLIVIA G. HARRIS, ATHLETIC COORDINATOR - PARKS AND RECREATION - 5 YEARS

PROCLAMATION(S)

- B. [ID 2026-145](#) AMATEUR RADIO WEEK - JUNE 22 - JUNE 29, 2026 (presented to Ben Echavarria, President - Gold Coast Amateur Radio Association)

2) PUBLIC DISCUSSION

MAYOR ANTONIO V. ARSERIO, provided housekeeping rules on how to submit a Public Discussion.

MARGATE RESIDENT, DONNA L. FELLOWS, questioned whether the fair owner had paid up.

MAYOR ARSERIO explained to Ms. Fellows that it was an Item on the Agenda but it was his understanding that the said owner paid in full plus interest.

Discussion ensued.

MARGATE RESIDENT, JONATHAN KRALJIC, read a statement on public trust in government and discussed the conduct and rules of the City Commission meetings.

MARGATE RESIDENT, ELSA J. SANCHEZ, read a statement pertaining to the last City Commission meeting on differing views of removing property taxes and the behavior of the City Commission. She thanked the City employees for sprucing up Margate.

MARGATE RESIDENT, MINDY LEE, addressed comments made at the last City Commission meeting and requested the City Commission to vote-in a moratorium for six months of any development deals which were possibly going to be signed in the contract this year and referenced the Property Tax Bill Amendment.

RICHARD ZUCCHINI, LAKEWOOD CIRCLE, questioned if the public would be able to speak on Item 6) A.

Discussion ensued.

MR. ZUCCHINI said that they needed a better quality of candidates running for the City Commission and discussed his concerns pertaining to arranging workshop meetings for the Community Redevelopment Agency (CRA).

MARGATE RESIDENT, LAUREN BERACHA, praised Public Works (PW) Director, Batista for his promptness in dealing with solutions. She discussed the behavior of the City Commission when the public was submitting comment at the meetings.

MARGATE RESIDENT, NINA CULVER, discussed the awards that were presented to City employees this evening.

3) COMMISSION COMMENTS

COMMISSIONER ARLENE R. SCHWARTZ, responded to Ms. Beracha regarding PW Director, Batista and referenced job security. She reminded drivers not to park over the

sidewalk which was an American with Disabilities Act (ADA) violation. She informed that School Board Member, Nora Rupert, chose not to qualify for the next election and sent Father's Day greetings.

COMMISSIONER, JOANNE SIMONE, congratulated the City's employees for their great service for the City, praised the Fire Department and referenced Business Development Coordinator, Robinson. She said that the Paradise Gardens sign that was in the works looked awesome. She referenced swimming lessons and encouraged people to take advantage of the SWIM Central coupon. She also encouraged the public to attend a professional fireworks display rather than organizing it in their own backyard and forewarned of its potential dangers.

COMMISSIONER, TOMMY RUZZANO, referenced City Manager Curtis pertaining to a letter involving Department of Environmental and Engineering Services (DEES) Director Keyser.

CITY MANAGER, CALE CURTIS, explained that the Margate was dealing with a lot of aging infrastructure and informed that he had received an email from DEES Director Keyser and referenced a \$100,000,000 bond project. He indicated that City staff were able to bring back to life, one of the older systems they had. He advised that the City was in great hands when it came to using the bond dollars for the system. He discussed Funko pops that were customized for the City Commission with the aid of Parks and Recreation (P&R).

COMMISSIONER RUZZANO highlighted the City's 4th July parade. He said that Parks and Recreation did a good job. He asked Mayor Arserio if they could discuss the golf course item.

MAYOR ARSERIO said that as far as reviewing the hearing, they were postponing it but they could still discuss some housekeeping matters.

VICE MAYOR CAGGIANO thanked P&R Assistant Director, Trapani. He discussed hurricane preparedness and referenced Tropical Storm Arthur. He highlighted the City's 4th of July Parade and Fireworks event.

MAYOR ARSERIO echoed some of Commissioner Simone's sentiments on personal fireworks. He wanted the City to observe the federal holiday of Juneteenth next year as it is a federal holiday and questioned if the other City Commissioners had a problem with it being a holiday. He would also like consideration for an event next year.

Discussion ensued.

MAYOR ARSERIO referenced the downtown and said that he had not seen any new reiterations of it. He and Commissioner Ruzzano voted against it and explained that whilst he was not against the development of a downtown, he said it was a lot of units and that it was one of the few pieces of property left in the City that they could control.

CITY MANAGER CURTIS provided an update by saying that he had a meeting with Brookfield this morning and that the next process was for them to come before the CRA board with the preliminary design.

MAYOR ARSERIO questioned whether they knew when the pump was going to be up and running again.

PARKS AND RECREATION ASSISTANT DIRECTOR, BENJAMIN V. TRAPANI, said that it was in the process of being installed and hoped that it would be back in service by the weekend.

Discussion ensued on obtaining a back up pump.

MAYOR ARSERIO discussed the City's hiring freeze.

4) CITY MANAGER'S REPORT

CITY ATTORNEY, ALAN L. GABRIEL, was here on behalf of City Attorney Tolces, who sent his regards.

COMMISSIONER SCHWARTZ referenced Brookfield and questioned whether there was a possibility that there would be City workshops so that the public could see something in advance.

CITY MANAGER CURTIS confirmed with Commissioner Schwartz that the next steps would be to have the initial presentation, receive feedback from the board and would review it thereafter.

COMMISSIONER RUZZANO explained that he was totally against the 99 year lease for the downtown project.

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 2026-155](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING REVOCABLE LICENSE AGREEMENT WITH BROWARD COUNTY AND TC MC MARGATE APARTMENTS, LLC AND ASSIGNS FOR THE MAINTENANCE OF LANDSCAPING AND RELATED IMPROVEMENTS WITHIN THE COCONUT CREEK PARKWAY SWALE ADJACENT TO 5205-5231 COCONUT CREEK PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

6) PUBLIC HEARING(S)

- A. [ID 2026-154](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA APPROVING A DEVELOPMENT AGREEMENT PURSUANT TO FLORIDA STATUTES SECTIONS 163.3220-163.3243 KNOWN AS THE "FLORIDA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT" TO GOVERN THE DEVELOPMENT OF THE APPROXIMATELY 143.5 ACRES LOCATED NORTH OF ROYAL PALM BOULEVARD, SOUTH OF WEST SAMPLE ROAD, EAST OF HOLIDAY SPRINGS BOULEVARD, AND WEST OF NORTH ROCK

ISLAND ROAD, AT 3011 NORTH ROCK ISLAND ROAD. THE PROPOSED DEVELOPMENT CONSISTS OF 540 TOWNHOUSES AT A MAXIMUM DENSITY OF 10 UNITS PER ACRE, NOT EXCEEDING 35 FEET IN HEIGHT, MAXIMUM OF 30,000 SQUARE FEET OF COMMERCIAL SPACE NOT EXCEEDING 40 FEET IN HEIGHT, AND NOT LESS THAN 65.3 ACRES OF OPEN SPACE.

[APPLICANT REQUESTED CONTINUANCE OF THIS ITEM TO SEPTEMBER 2, 2026]

MAYOR ARSERIO believed the applicant had requested a continuance to September.

A motion to table was made by Vice Mayor Caggiano.

COMMISSIONER RUZZANO believed that this Item should not be tabled and that it should be voted down. He explained that they were not getting anything from this project and that something should have been done years ago about that property. He would vote against it and that they should go back to the drawing board and work with the City and the residents.

Discussion ensued.

COMMISSIONER SCHWARTZ questioned whether it would go back to the Development Review Committee (DRC) due to changes applied to the project.

CITY MANAGER CURTIS responded to Commissioner Schwartz and said that he did not believe that they start from square one but there would be reviews by DRC for any site plan changes.

Discussion ensued.

A motion was made by Vice Mayor Caggiano, seconded by Mayor Arserio, to continue the public hearing on September 2, 2026. This carried as follows:

Yes: 4 - Commissioner Schwartz, Commissioner Simone, Vice Mayor Caggiano and Mayor Arserio

No: 1 - Commissioner Ruzzano

7) RESOLUTION(S)

- A. [ID 2026-158](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING CHANGE ORDER NO. 1 TO THE AGREEMENT WITH MBR CONSTRUCTION FOR RFQ 2025-010 -CENTENNIAL PARK IMPROVEMENTS, AWARDED UNDER RESOLUTION NO. 26-026; PROVIDING FOR A NOT TO EXCEED INCREASE OF \$532,350 FOR CONVERSION OF THE CURRENT CENTENNIAL

PARK BASKETBALL COURT TO ONE (1) TENNIS, TWO (2) PICKLEBALL, AND ONE (1) BASKETBALL COURT AS DIRECTED BY THE CITY COMMISSION

CITY MANAGER CURTIS, explained that this Item was the change order pertaining to residents' feedback and that they did not want to eliminate the basketball court. He said that they petitioned the City Commission to have Margate look into obtaining pricing to redesign and cost of construction for completing that project with the three components of basketball, pickleball and tennis at that court.

COMMISSIONER RUZZANO explained that he agreed with a resident that he did not want the basketball courts removed and indicated that the proposed increase price of \$530,000 for the redesign was too high. He questioned whether the high increase also factored in whether the City was redesigning the property for the stormwater. He said that he would not mind seeing a 20 x 20 concrete slab with a basketball hoop. He believed that this park was being funded by every taxpayer so that everyone could visit yet some only wanted tennis courts. He realized that pickleball was more popular these days but it would encourage more people than those playing basketball.

CITY MANAGER CURTIS responded to Commissioner Ruzzano and said that it was not just that as they could not leave the basketball court that way due to its current state. He explained the original design plan and how the cost had affected the new design including the improvisation of stormwater retention. He explained that after receiving feedback, they were trying to appease the desire of many users of the park and they have received a price from their contractor to do that.

Discussion ensued on the stormwater and the construction projects.

MAYOR ARSERIO indicated that the neighborhood had a history of being divided and referenced speed bumps. He said that although he was in favor of keeping the basketball court, he would take Commissioner Ruzzano's expertise that the \$500,000 was too expensive.

Discussion ensued.

COMMISSIONER SCHWARTZ said that they built the dog park for approximately \$500,000. She informed the City Manager that it was a City park and recommended a sign being erected as it was being treated as a community park. She agreed with Commissioner Ruzzano on installing a 20 x 20 basketball court but could not comprehend it costing the same as the dog park.

Discussion ensued.

CITY MANAGER CURTIS advised that if this Item did not pass or get motioned, they would move forward with the contract that the City Commission approved which was an upgrade to the playground and replacing the basketball court with a tennis court. He said that if the City Commission preferred to retain the basketball court as it would probably be a much easier thing to do and indicated that the basketball hoops would need to be upgraded but would be substantially less.

Discussion ensued on retaining and renovating the basketball court.

CITY MANAGER CURTIS questioned that if it did not pass, he would welcome direction from the City Commission if they wanted them to revisit refurbishing the basketball court and eliminating the tennis court.

Discussion ensued.

VICE MAYOR CAGGIANO was informed that on the basketball court, epoxy could be applied to enhance the surface.

Discussion ensued including on how it would be paid for.

COMMISSIONER SIMONE recommended a workshop to include the residents' feedback due to the back and forth on the proposals.

CITY MANAGER CURTIS advised that the City was well past due on using the bond funds, believed that they had enough information and that they had already received feedback via a community survey and through social media and that the costs was the most expensive. He suggested that they could leave the original design, finish that project and revisit installing a pad independently for a basketball court at a later date. He recommended not to move forward with this change order, complete the project and they could evaluate expanding it in the future and adding in a basketball or pickleball courts as trends change.

Discussion ensued including the contingency money be moved out for a concrete slab.

CITY MANAGER CURTIS stated there was no motion, no second and that this change order fails. His direction is to move forward with the existing design, as is, with the tennis and pickleball courts and identifying what the contingency was, to find a way to install a pad for basketball and report back.

8) DISCUSSION AND POSSIBLE ACTION

- A. [ID 2026-157](#) DISCUSSION AND POSSIBLE ACTION - AUTHORIZATION FOR THE CITY ATTORNEY TO PURSUE COMPLAINT AGAINST HILDEBRAND AMUSEMENT RIDES, INC. TO RECOVER AMOUNTS OWED TO THE CITY.

MAYOR ARSERIO explained that there was no need for litigation as the person paid in full plus interest.

COMMISSIONER SCHWARTZ confirmed that payment was made today.

Discussion ensued.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30pm.

Respectfully submitted,

Transcribed by Salene E. Edwards



Jennifer M. Johnson, City Clerk

Date: 8/20/2026

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.

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