



# City of Margate

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

## 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*

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Wednesday, December 10, 2025

7:15 PM

Commission Chambers and Zoom.us

Webinar ID: 821 3631 6033

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<https://us02web.zoom.us/j/82136316033>

#### CALL TO ORDER

#### ROLL CALL

- Present:** 3 - Commissioner Tommy Ruzzano, Vice Mayor Anthony N. Caggiano and Mayor Antonio V. Arserio
- Not Present:** 2 - Commissioner Arlene R. Schwartz and Commissioner Joanne Simone

Commissioner Schwartz attended via zoom at 7:17 PM.

Commissioner Simone attended in person at 7:18 PM.

#### MOMENT OF SILENCE

#### PLEDGE OF ALLEGIANCE

#### 1) PUBLIC DISCUSSION

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

CITY MANAGER, CALE CURTIS, announced that Commissioner Schwartz had joined the City Commission meeting on Zoom.

MARGATE RESIDENT, ELSA J. SANCHEZ, congratulated Chief of Police Palma and Public Works Director, Batista and thanked them for all the hard work that they did. She read a statement pertaining to her support for Commissioner Simone and believed that she should have been appointed Mayor. She spoke about issues pertaining to the Fair.

MARGATE RESIDENT, DONNA L. FELLOWS, congratulated the Mayor and Vice Mayor on their respective appointments. She discussed the issues that faced the Fair and said that she did not want to see it again in Margate.

DOUGLAS R. KEMP, PARADISE GARDENS IV, said that after conducting a survey at a

resident's meeting, alleged that no one in his community were in favor or interested in the fair being held in Margate.

## 2) COMMISSION COMMENTS

COMMISSIONER, JOANNE SIMONE, congratulated Office Specialist III, Pavillard, on being promoted to Clerk Coordinator and praised him on being a true professional at his job. She addressed the problems that occurred at the Hildebrand Fair and advised that she requested a Special City Commission meeting to shut it down but was advised by the City Manager that she did not have the majority for this to go ahead. She hoped that this was the last time the Fair came to Margate and requested a commitment from the City Commission that this would not occur. She relayed Season's Greetings and wished everyone to stay safe and healthy over the festive season.

COMMISSIONER ARLENE R. SCHWARTZ congratulated the female softball team and congratulated the Chief of Police, Palma and Public Works Director, Batista on their respective Employee Years of Service. She corrected what she said about having the Special City Commission Meeting and informed that she was in support of having the same. She sent Season's Greetings to everyone.

COMMISSIONER TOMMY RUZZANO, wished everyone a Happy Holiday and congratulated the newly appointees of the Mayor and Vice Mayor. He recognized the Department Of Environmental and Engineering Services (DEES) Director, Curt Keyser's team for work that was completed in the City last week. He highlighted that the City's Winter Festival 2025 would be moved to the Margate Sports Complex. He referenced Florida State Governor, Ronald DeSantis, pertaining to diminishing taxes for residents and discussed how it could affect the City. He said that although he did not approve the apartments, they had a good meeting last night pertaining to Margate's downtown and highlighted that it was a revenue maker and that they needed to be creative.

MAYOR, ANTONIO V. ARSERIO, expressed that for him, the taxes subject was a double edged sword and questioned where was the money going to come from. He informed that the property taxes did not pay for the entire Police and Fire Budget and encouraged the public to do their research and check out all the bills.

VICE MAYOR, ANTHONY N. CAGGIANO, forewarned that there was going to be tough choices that the City would need to make if it was implemented and advised that it would be on the ballot and how they could be affected. He congratulated Public Works Director, Batista and Chief of Police, Palma, on their Employee Years of Service and also thanked the other department heads and Development Services (DS) Senior Planner, Pinney. He thanked Commissioner Schwartz for representing the City in New York. He sent Season's Greetings to everyone.

COMMISSIONER RUZZANO mentioned that there were former employees that had returned to the City for rehire or wanted to return which he thought was a big compliment for Margate and praised City Manager Curtis.

VICE MAYOR CAGGIANO concurred with Commissioner Simone's comments on Office Specialist III, Pavillard's promotion and said that City Clerk Johnson had an amazing department. He praised City Manager Curtis and Assistant City Manager Vignola.

MAYOR ARSERIO, received positive feedback after the first meeting on the new process for the Student and Teachers of the Month. He relayed his Season's Greetings to everyone. He recommended that the City look into a waiver/special exception for the City's Code pertaining to projects and future developments. He said that from January,

he would try and organize some monthly City events. He planned to meet some residents and underprivileged neighborhoods on Christmas Day where they would be handing out toys and advised that he would be paying for the Police detail. He complimented the City Commission, staff and senior management.

### 3) CITY MANAGER'S REPORT

CITY MANAGER CURTIS said that yesterday, the City had their first issuance of revenue bonds of \$60,000,000 in the Water and Wastewater plant and advised that a lot of work went into achieving this and recognized DEES Assistant Director Reczko in being instrumental in her efforts. He advised that the bonds sold at a premium and the City received a net bond procedure of approximately \$63,000,000 which was helped by favorable interest rates. He thanked the City Commission for their kind words and praised the staff.

VICE MAYOR CAGGIANO applauded the City for their efforts in obtaining the increased bond.

CITY ATTORNEY, DAVID N. TOLCES, congratulated the Mayor and the Vice Mayor on their appointments. He wished everyone a happy and healthy holiday season and on behalf of his firm, said it was a pleasure working with the City.

### 4) CONSENT AGENDA

COMMISSIONER SIMONE asked for Item 4) A. ID2025-592 to be pulled from the Consent Agenda for a discussion.

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.

- B. [ID 2025-346](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING PRECAST WALL SYSTEMS, INC. AS THE SOLE-SOURCE DESIGNER, MANUFACTURER, DISTRIBUTOR, AND INSTALLER OF THE COMPANY'S PROPRIETARY PRECAST WALL SYSTEMS CURRENTLY INSTALLED AT MULTIPLE CITY LOCATIONS; AUTHORIZING WAIVING OF BIDDING FOR FUTURE SOLE-SOURCE REPAIRS, MODIFICATIONS, AND ADDITIONS TO EXISTING CITY WALLS UNTIL SOLE-SOURCE STATUS RECONSIDERATION BY THE COMMISSION UNDER THE NEXT PERIODIC BLANKET SOLE-SOURCE PROVIDERS LIST; PROVIDING AN EFFECTIVE DATE.

**APPROVED**

- C. [ID 2025-354](#) RESOLUTION - APPROVING THE CITY OF MARGATE STATE LEGISLATIVE PRIORITIES FOR THE 2026 STATE LEGISLATIVE SESSION; DIRECTING THE CITY CLERK TO SEND A COPY OF THE CITY OF MARGATE STATE LEGISLATIVE PRIORITIES FOR THE 2026 STATE LEGISLATIVE SESSION TO THE BROWARD COUNTY DELEGATION FOR CONSIDERATION; PROVIDING FOR AN EFFECTIVE DATE

**APPROVED**

## Approval of the Consent Agenda

**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

- A. [ID 2025-292](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING REGULAR CITY COMMISSION MEETING DATES FOR CALENDAR YEAR 2026

This Item was pulled from the Consent Agenda.

COMMISSIONER SIMONE perused the 2026 meeting schedule and disapproved of the double City Commission meetings. She requested for those dates to change as she preferred to have individual meetings. She also received feedback from residents who were not keen on the back-to-back meetings.

MAYOR ARSERIO explained that the dates were strategically planned which were worked around holidays, City travel, ethics training, coursework and the forthcoming election which would all occur throughout the year. He also highlighted that there had to be a quorum at the City Commission meetings.

**A motion was made by Vice Mayor Caggiano, seconded by Mayor Arserio, to go with the schedule the way it is.**

COMMISSIONER RUZZANO was not a fan of the back to back meetings in one day but understood that people had travel and could not attend.

Discussion ensued.

COMMISSIONER SCHWARTZ explained that whilst she was not a great fan of the double meetings, she understood that it was for legitimate reasons.

Discussion ensued.

**This carried by the following vote:**

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

**No:** 1 - Commissioner Simone

## 5) PUBLIC HEARING(S)

- A. [ID 2025-343](#) APPEAL OF THE OCTOBER 14, 2025 BOARD OF ADJUSTMENT DECISION FOR VARIANCE APPLICATION 25-400057 - FOR PERMISSION TO

REDUCE REQUIRED PARKING BY 131 PARKING SPACES, WAIVE PERIMETER LANDSCAPE REQUIREMENTS, WAIVE INTERIOR LAND ISLANDS, AND MAKE A NONCONFORMING STRUCTURE LESS CONFORMING. MATTHEW H. SCOTT, ESQ. GREENSPOON MARDER, LLP, AGENT FOR DOUGLAS BRAWN, MARGATE ACQUISITION, LLC. 5600 LAKESIDE DRIVE.

CITY ATTORNEY TOLCES read the Quasi-Judicial statement, explained the procedure and asked the City Commission if there were any ex parte disclosures that needed to be made regarding this Item.

COMMISSIONER SCHWARTZ said that Mr. Scott contacted her on two occasions to discuss this Item.

COMMISSIONER SIMONE conversed with Mr. Scott and City Manager Curtis.

COMMISSIONER RUZZANO conversed with staff today and had other brief conversations.

VICE MAYOR CAGGIANO had conversations on this Item.

MAYOR ARSERIO discussed this Item with staff and the representative's attorney, Matt Scott.

CITY ATTORNEY, DAVID N. TOLCES, provided further instructions to the City Commission.

CITY CLERK JOHNSON swore in participants who were going to testify.

MAYOR ARSERIO called for the Attorney, Matt Scott.

GREENSPOON MARDER (GM), PARTNER, MATTHEW H. SCOTT, 200 E. BROWARD BLVD., represented applicant, Margate Acquisitions and explained that they were present due to variances on a multi-family conversion of the property known as Waterside Landing. He walked through his PowerPoint presentation illustrating the property location and said that it was situated behind the Community Redevelopment Agency's (CRA) future downtown. He advised that this facility operated to be an Assisted Living Facility (ALF) and his client bought it a few years ago and invested millions of dollars in improvements. He said that the ALF had to be closed and they were trying to pursue converting it to a multi-family community of market rate apartments and as there was insufficient space for the conversion, it would not be able to meet the City's code on parking. He said that they met with staff to see how they could possibly fit in much parking as possible which was difficult due to the existing site constraints. He explained that if this variance was approved, his client would then proceed to a site plan and special exception applications. He outlined that if this variance was approved, this would not be the end of this project as they would have to go through exhausted site planning and an special exception process where the City staff would review it and they would have to demonstrate how they would drastically improve the property so that they could revert to the City Commission to hopefully receive an approval of that special exception and highlighted that it could affect current landscaping. He also explained that this site was also effectively invested for 110 units and the specific variances and referenced parking requirements of 230 spaces and hiring a traffic engineer. He repeated that they were requesting approval of these variances and bring to Margate, a new, drastically upgraded multi-family community that would support the City's downtown. He



expressed his enthusiasm to work with Brookfield in creating a connection to the downtown either with a pedestrian or vehicular bridge so that the lake could be utilized to the public. He said that they would work with City staff on building a dock on the lakeside which could be accessible to the downtown. He also believed that this would drastically increase the value of this property and the associated property taxes.

A question and answer session ensued with the City Commission and Mr. Scott including assigned parking, renovating the lake and landscape and property taxes.

COMMISSIONER SCHWARTZ had concerns over this Item and suggested to remove one of the buildings to accommodate for parking and made reference to the Transit Oriented Corridor (TOC). She explained that this Item was a problem and continued to discuss why she could not support it.

GM PARTNER SCOTT explained to Commissioner Schwartz that they were not empty promises as if the variances were approved, nothing could happen until they proceeded with a special exception process that the City Commission must approve. He explained that the only way to have the property owner first proceed with the major reinvestment in beautifying this property and making it something that would be compatible and supportive of the City's downtown, was whether there was some relief on the parking. He repeated that this was only the first step and categorically, the City Commission would get to review what they were proposing again and ensure that and they would prefer to proceed with this two-step approach. He also advised that reducing parking requirements was the trend across South Florida and nationwide.

Discussion ensued on parking.

CITY ATTORNEY TOLCES refocused the City Commission on the Quasi-Judicial hearing and advised that they had not heard from the City staff.

Discussion ensued

COMMISSIONER SIMONE advised that the parking in the City had been a major deterrent to many developers who wanted to do projects in Margate and referenced being the strictest in Broward County.

VICE MAYOR CAGGIANO discussed his own experience of moving to a development where he was assigned one parking spot. He indicated that when people moved in, they would have to adhere to the stipulation on the parking parameters.

Discussion ensued on parking.

DS SENIOR PLANNER, ANDREW PINNEY, provided a PowerPoint presentation and informed that they were appealing the decision from the Board of Adjustment of October 14th for Waterside Landing. He outlined the history of this site and previous applications that had been made and read the City's code. He explained that although the application request was for 250 parking spaces, they determine a site plan that showed 268 and if the building was modified to 72 bedrooms and 35 three bedroom units, they could meet the parking requirements.

Discussion ensued on hardship and parking.

DS SENIOR PLANNER, PINNEY, continued with his PowerPoint presentation and advised that if they permit this move forward, he forewarned that there was a possibility

that the insufficient parking could negatively impact the adjacent property to the north. He advised that the staff's recommendation was for denial and on October 14th, the BoA voted 3-0 to deny the variance but the appeal would bring it to the City Commission meeting for their consideration.

Discussion ensued including the size of the lake on the property and the ownership of the entry sign off Coconut Creek Parkway.

COMMISSIONER RUZZANO did not like interfering with businesses, especially if it was a private entity. He could foresee the problems but thought it could be a great piece to their downtown as he did not want to see that property abandoned. He said that if the City Commission Board allowed him, he would be willing to negotiate with the applicant to acquire a 99 year lease with up to 300 feet of the canal and that they would develop it with parks with parking and a downtown.

COMMISSIONER SIMONE questioned DS Senior Planner, Pinney, what the purpose of the interior landscape island and of the landscape perimeter.

DS SENIOR PLANNER, PINNEY, informed Commissioner Simone that it was to beautify the City, provide shade and drainage opportunities. He described that it was every 10 spaces and one of the islands was required to break up the monotony and pavement of the parking lot.

Discussion ensued including on the aesthetics of property, green space, the variances and parking.

GM PARTNER SCOTT repeated that they were going to supply as much parking as possible but they were asking not to provide the interior landscape islands between parking rows. He explained that there were ample opportunities on the site for them to provide an abundance of landscaping to make up for where they were not providing it and that the goal was not to short change the City but to provide as many car parking spaces as they could.

CITY ATTORNEY TOLCES continued to provide guidance to the City Commission on this item and said that there was no negotiation.

Discussion ensued including future negotiations on the site.

DS SENIOR, PLANNER PINNEY, clarified that the City Commission was inclined to grant the variance appeal and that the written application and narrative was requesting a minimum of 250 parking spaces but the applicants provided a site plan showing 268 which was a difference of 18 spots. He advised that depending on how the motion was worded, the City Commission could approve 250 or they could approve 268 which was basically a policy decision. He also asked the City Commission if they wanted the 2,900 square feet to be pavement with landscaping or whether they required it to be asphalted.

There was no Public Comment.

GM PARTNER SCOTT highlighted that the City's Code speaks to a hardship of practical difficulty. He recapped that there were hardships with the site because it was landlocked by a lake and there were existing structures that were closed which provided difficulty on the conclusion for the full amount of parking. He thought that this met the criteria for a variance and more importantly, they wanted to clarify that they were not seeking to not provide any landscaping and that they would have to come forward with drastic

improvements for this site for the next vote for the special exception.

CITY ATTORNEY TOLCES advised the City Commission on the next steps before voting on this Item.

**A motion was made by Vice Mayor Caggiano, seconded by Commissioner Simone, to overturn the Board of Adjustment's decision. This carried as follows:**

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

**No:** 1 - Commissioner Schwartz

## 6) RESOLUTION(S)

- A. [ID 2025-353](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, AWARDED RFQ NO. 2025-008 - DESIGN-BUILD WASTEWATER TREATMENT PLANT HEADWORKS REHABILITATION TO GLOBALTECH, INC.; APPROVING EXECUTION OF THE NEGOTIATED GUARANTEED MAXIMUM PRICE AGREEMENT FOR THE PROJECT IN AN AMOUNT NOT TO EXCEED \$12,909,057, WHICH IS INCLUSIVE OF CONTINGENCY ALLOWANCES; PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Vice Mayor Caggiano, seconded by Commissioner Simone, that this Resolution, should be approved.**

MAYOR ARSERIO explained this Item pertained to incoming bond monies.

CITY MANAGER CURTIS introduced GlobalTech's Vice President of Project Delivery and Margate resident, David Schuman, who was overseeing this assignment.

Discussion ensued.

**This motion approved by the following vote:**

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

## 7) DISCUSSION AND POSSIBLE ACTION

- A. [ID 2025-253](#) ~~DISCUSSION AND POSSIBLE ACTION - ENHANCED SECURITY MEASURES FOR THE CITY COMMISSION CHAMBERS~~

MAYOR ARSERIO explained why this Item had been pulled and referenced seeking more information and fine-tuned information.

- B. [ID 2025-348](#) DISCUSSION AND POSSIBLE ACTION - COMPLIMENTARY CALYPSO COVE PASS FOR REGISTERING WITH THE CITY OF MARGATE FOR A MARGATE



## SPORTS ATHLETIC TEAM

COMMISSIONER RUZZANO explained that the City's sports groups was increasing and thought it would be a great initiative that every child that signed up for their program, which was not exclusive to Margate residents, would receive a Calypso Cove pass. He did not believe there would be any real money attached to it but said it would attract more visitors to the site which he thought was a win/win and he looked at it as incoming revenue. He expressed that the bonds for the parks was the greatest initiative that the City did and that it was also an awesome thing they did for their youth.

MAYOR ARSERIO concurred with Commissioner Ruzzano's comments. He indicated that it did not cost the City anything as it would be allowing the children access and the parents would pay for their admittance.

VICE MAYOR CAGGIANO explained that it was an excellent idea as it attracted new and existing visitors to this site.

COMMISSIONER SIMONE explained that she had a difference of opinion due to forthcoming significant cuts to the property tax revenue for local governments and thought that this was a time to tighten up the City's belts. She highlighted the impact of amendments to the State Constitution's proposals which would result in millions of lost revenue to the City which she also indicated could impact the budget for some First Responders. She alleged that at a recent City of Sunrise meeting, they discussed taking a hardline approach in reducing "feel good" expenses due to the proposed property taxes.

MAYOR ARSERIO responded to Commissioner Simone and said that although he did not disagree about the taxes and that Margate would have to tighten their belts in certain areas, he did not believe the City would be out of pocket for this item and that they could, in fact, gain some revenue.

Discussion ensued including the cost to the City and statistics.

CITY MANAGER CURTIS confirmed that it did not cost the City anything as it was revenue that was lost and said that the average amount of what customers spent was \$8.

Discussion ensued.

COMMISSIONER SCHWARTZ spoke in favor of this item and advised that it was something that cities did with their tax revenue and said that it could well be that a child who attends this facility with a parent would return. She had more concerns with the City's policy for allowing the free use of the Margate Sports Complex as the staff would have to be paid for organizing the event.

CITY MANAGER CURTIS advised that the City collected a lot of permit revenue for the use of the Margate Sports Complex and that it was not rented out for free barring those that applied for fee waivers.

Discussion ensued.

MS. SANCHEZ thought it was a good idea for one child per family who had signed up for the program but she did not agree with siblings being included for free.

COMMISSIONER RUZZANO responded to Ms. Sanchez's comments and said that he did not have a problem with a child and their sibling as long as it was with two paying adults.

CITY MANAGER CURTIS highlighted the difficulties in determining whether it was a sibling or a friend and recommended that for ease of this initiative, he would ask that the City Commission keep it to one ticket.

Discussion ensued.

**A motion was made by Vice Mayor Caggiano, seconded by Mayor Arserio, for everyone who signs up for Margate Sports league, they would receive one pass for Calypso Cove.**

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

**No:** 1 - Commissioner Simone

## ADJOURNMENT

There being no further business, the meeting adjourned at 9:42pm.

Respectfully submitted,

Transcribed by Salene E. Edwards

  
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Jennifer M. Johnson, City Clerk

Date: 2/5/2026

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: 821 3631 6033 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](http://www.MargateFL.com) and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

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