



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

Wednesday, June 3, 2026

6:30 PM

Commission Chambers and Zoom.us

Webinar ID: 869 9369 3973

<https://us02web.zoom.us/j/86993693973>

CALL TO ORDER

ROLL CALL

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

VICE MAYOR, ANTHONY N. CAGGIANO, asked for Item 6) A. ID 2026-127 to be moved up after 1) A. ID 2026-128.

1) PRESENTATION(S)

- A. [ID 2026-128](#) RECOGNIZING THE 2026 CONCEPT SCIENCE AND ENGINEERING FAIR (CONSEF) WINNERS FROM BROWARD MATH AND SCIENCE SCHOOLS
- BROWARD MATH & SCIENCE SCHOOLS, GEMA WARD, spoke on this Item.

6) RESOLUTION(S)

Following a brief recess, the meeting reconvened.

- A. [ID 2026-127](#) RESOLUTION - APPROVING THE FIRST AMENDMENT (THE FACILITIES AMENDMENT) TO THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

MAYOR, ANTONIO V. ARSERIO, welcomed former City Manager May back to Margate.

INTERIM EXECUTIVE DIRECTOR FOR BROWARD SOLID WASTE AUTHORITY (BSWA), SAM A. MAY, introduced some of his peers who were present from respective

organizations within Broward County (BC).

A BSWA REPRESENTATIVE spoke on this matter and thanked Vice Mayor Caggiano for doing a fantastic job on the Executive Committee who he said had been instrumental in assisting with writing the master plan that the 28 cities of BC had put together. He said the changes would include a very big effort to determine where the garbage would go and how it was disposed of in the most economical, cost effective and environmental correct way and referenced running out of landfill space. He highlighted that their recycling rate was cut in half which had decreased from approximately 60% to 30% and their landfill rate doubled which was not a good place to be. He said that a presentation will be made but the City Commission would be voting on the lynchpin which had to be passed by August 14th.

INTERIM EXECUTIVE DIRECTOR FOR BSWA, MAY, thanked the Department of Environmental and Engineering Services (DEES) Solid Waste and Sustainability Coordinator, Yapp, who was also on the Technical Advisory Committee (TAC) and said that she had been very instrumental in assisting them. He provided a brief synopsis of his experience and expertise of working in BC. He conducted a PowerPoint presentation and highlighted the cities that have confirmed their participation in this program. He said that currently, there was a fragmented system where everybody was there but had the global agreement that BC put together and indicated that many were paying a lot more who were not participants. He explained why the change was necessary and informed that the South Waste Authority (SWA) would utilize the existing infrastructure that was already available in BC. He said that almost all of the people (entities) who were part of this infrastructure such as the processing facilities and the disposal sites were all in favor of this. He indicated that they would be able to improve their infrastructure and get a return on their investments. He read through the funding flow and explained that it would cost the average home \$3 per year.

MAYOR ARSERIO referenced the proposed ballot amendment for the elimination of property taxes and that they were allegedly putting other restrictions on cities to increase their fees or to offset costs somewhere else. He questioned that if the voters passed it, would it prevent them from adding a non-ad valorem assessment?

INTERIM EXECUTIVE DIRECTOR FOR BSWA, MAY, informed that some cities have their solid waste assessment which was a bill that was part of non-ad valorem and he did not believe it would change.

CITY ATTORNEY, DAVID N. TOLCES, advised that the legislation pertaining to the taxes was passed yesterday which would be on the ballot in November and explained that they were still reviewing and analyzing it and said that it was focused on ad valorem taxation which was based upon an assessed value.

INTERIM EXECUTIVE DIRECTOR FOR BSWA, MAY, continued with the PowerPoint presentation and briefly discussed the funding mechanisms and said that the rates listed on the Maximum Service Charges for Materials Processing were part of the global agreement, which expired in 2028 and could possibly be extended and would increase yearly due to the Consumer Price Index (CPI).

MAYOR ARSERIO referenced the single stream recycling and said it was one of the big contributors to contamination. He questioned how they would increase the recycling percentages and referenced an incinerator.

INTERIM EXECUTIVE DIRECTOR FOR BSWA, MAY said that Fomento de

Construcciones y Contratas Environmental Services' (FCC) proposal was to add an additional boiler if the solid waste authority moved forward.

Discussion ensued.

INTERIM EXECUTIVE DIRECTOR FOR BSWA, MAY explained that the City had already signed the ILA and that the facilities amendment would need to be signed to move forward and he also explained the next steps.

COMMISSIONER, ARLENE R. SCHWARTZ, indicated that education would probably not be so difficult pertaining to a single stream system.

VICE PRESIDENT (VP) AND PROJECT DIRECTOR OF STEARNS, CONRAD & SCHMIDT, (SCS) ENGINEERS, DANIEL E. DIETCH, compared single stream versus dual stream recycling.

MAYOR ARSERIO announced that Coconut Creek's (CC) City Commissioner, Rydell was available on Zoom.

COMMISSIONER, TOMMY RUZZANO, welcomed CC's City Commissioner Rydell and former City Manager May. He questioned the cut-off date and whether there were any cities that were opposed to this agreement. He thanked them for attending this meeting.

VP OF SCS ENGINEERS, DIETCH, confirmed that 15 August was the cut-off date and he discussed the interlocal agreement.

INTERIM EXECUTIVE DIRECTOR FOR BSWA, MAY, said that some cities were opposed due to the opt-out which they were going to.

Discussion ensued.

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

COMMISSIONER, JOANNE SIMONE, referenced a robust program to educate people and queried whether any type of incentive program had been discussed to provide motivation to recycle.

VP OF SCS ENGINEERS, DIETCH, indicated that they reviewed it and that the most popular program of that sort was called recycle bank but economically, it added costs. He said that leading by example was one of the most important items, also engaging at community events and to meet people where they were which were all part of the education program.

Discussion ensued on recycling.

VICE MAYOR CAGGIANO queried CC's compact for cardboard.

CC's CITY COMMISSIONER, JOSHUA RYDELL, referenced recycling and that they were trying to implement consistency throughout BC to guarantee better rates.

COMMISSIONER SCHWARTZ questioned if they were going to do something with textiles.

VP OF SCS ENGINEERS, DIETCH explained to Commissioner Schwartz that it was one of the re-use strategy.

Discussion ensued.

LEAGUE OF WOMEN VOTERS OF BC, STEPHANIE PEARSON, read a statement on behalf of that organization outlining their support for this Item.

SUSAN R. STEINHAUSER, 5842 EAGLE CAY CIRCLE, CC, spoke in support of this Item.

PLANTATION RESIDENT, DR. JULIE A. LONG, asked for the City Commission to support this Item.

WESTON RESIDENT, RHONDA ROTH, spoke in support of this Item.

MAYOR ARSERIO responded to Ms. Roth's comment on signing a card for public speaking.

A BC RESIDENT expressed her concerns on this Item.

The motion carried as follows:

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

2) PUBLIC DISCUSSION

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

MARGATE RESIDENT, RON ROBERTS, read a statement alleging that Larry Wallach had a decade long history of cruelly exploiting wild animals for profit.

MS. ROTH discussed her experience on sloths in South America and was against bringing this type of business to Margate.

CITY ATTORNEY TOLCES made comment.

EXECUTIVE DIRECTOR & ANTHROZOOLOGIST OF HUMANE, LONG ISLAND JOHN DI LEONARDO, flew from New York to attend this City Commission meeting. He read a statement discouraging the City from allowing Mr. Wallach to repeat what he did in Long Island.

MONICA TSCHICKARDT OF ALTAMONTE SPRINGS, FLORIDA highlighted sloth exploitation.

CC RESIDENT, LINDA A. LANDERS, said her primary concern was with the individual who wanted to run the sloth encounter business.

ANIMAL RIGHTS FOUNDATION OF FLORIDA, HUMANE EDUCATOR, JAMES WILDMAN, read a statement requesting that they did not entertain the possibility of a sloth encounter store opening in Margate.

SUNRISE RESIDENT, AMANDA BRODY, read a statement urging the City not to allow this sloth encounter business to move forward.

BC RESIDENT, ANA CAMPOS, added comments to Mr. Roberts' statement and acknowledged that the City did right by animals.

MARGATE RESIDENT, JONATHAN KRALJIC, complimented Public Works (PW) Director, Batista and his team. He read a statement alleging that Mayor Arserio had chipped away at the public's First Amendment right to redress their government at City Commission meetings.

MARGATE RESIDENT, MINDY LEE, said that it was immature for Commissioner Ruzzano to bring a 5 foot sloth to a protest knowing the circumstances. She explained the reason why she filed an ethics violation against Mayor Arserio.

MAYOR ARSERIO responded to Ms. Lee's comments.

DINA COHEN read a statement alleging that Mr. Wallach's daughter was bit in the face by one of his animals.

MARGATE RESIDENT, LAUREN BERACHA, commented on the upkeep of the canals behind 70th Lane which was on the back of Margate Boulevard and was unsure who was responsible for the same. She said that not everyone could attend the in-person meetings and alleged that the Mayor and Vice Mayor have taken away the Margate residents' right to speak on Zoom.

COMMISSIONER SCHWARTZ commented that PW Director, Batista would be happy to take the address.

MARGATE RESIDENT, NINA CULVER, provided an update that involved the non-profit side of Margate Neighbors, the Margate Firefighters Benevolent, businesses and the community to re-do a pre-school in South Margate. She recommended a CONSENSUS to do up the south side of the City so that it matched the north side.

DELRAY BEACH RESIDENT, MELANIE WOLF, read that there was going to be a sloth exhibit opening in Margate. She then discussed her research findings on sloths.

MARGATE RESIDENT, ATKINS ROSS, was concerned what impact it would have on children. He said that they should be promoting freedom and not incarcerations.

Following a brief recess, the meeting reconvened.

3) COMMISSION COMMENTS

COMMISSIONER SCHWARTZ, thanked those who attended regardless of the topic. She congratulated NWFPSC Activities Director, Steele for her years of service. She thanked the City's School Resource Officer, (SRO) Lindeman, for designing a 250 flag.

COMMISSIONER SIMONE, congratulated the Marketing team on the Telly Awards. She recommended swimming lessons for children and highlighted events around Margate. She read an extract on the lifestyle of sloths and also highlighted the applicant's

background on the treatment of animals by reading through several reports. She expressed that they did not want an individual like this coming to Margate and opening a sloth encounter. She said that the sloth should never have been allowed in City Hall or allowed at a Graduation for children at the Margate Sports Complex as it went against Margate's Animal Display and Exhibits which she read. She questioned why the City did not enforce its own rules and Ordinances and hoped that it never occurred again. She would protest if the store opened. She referenced Sunbiz and said that the applicant had either owned or he had leased the store in Margate and had given it as his mailing and primary address and questioned how the record could be falsified.

COMMISSIONER RUZZANO, thanked everyone for attending the meeting. He referenced that it was dirty politics. He also said that many of the attendees this evening were present when they did the monkey derby and whatever they did pertaining to animals, people would be upset. He responded to the comments and advised that they should see what happens when they gather all of the information pertaining to the applicant. He referenced the 4th of July and asked if anybody wanted to join in the parade. He congratulated all the graduates including his son, Michael. He advised people to be nice during the election period.

VICE MAYOR CAGGIANO thanked Commissioner Simone for the information. He discussed hurricane preparedness and referenced global warming.

MAYOR ARSERIO discussed hurricane preparedness. He also discussed his participation in the Community Giveback event which Ms. Culver highlighted and said that they beautified a school playground. He discussed the behavior around the election period and addressed a comment that was made against him during Public Discussion.

COMMISSIONER SCHWARTZ advised that in July, Atlantic West would become an A school and that the school grades would be available.

4) CITY MANAGER'S REPORT

CITY MANAGER, CALE CURTIS, congratulated all the graduates of the school year. He explained that the property tax reform bill would be on the November's ballot which would require 60% of the votes to pass. He forewarned that it would be pretty significant if it passed and how it would affect the municipalities. He highlighted that the first year's proposal was a \$150,000 homestead exemption which would result in over \$7,000,000 loss of tax revenue to the City and over \$12,000,000 in year two. He was proud that Margate ran a very tight ship which was evident by them being in the bottom of the cities in Broward County in terms of revenue per capita. He said that if the bill passed, Margate would be looking at level cuts and higher user fees such as permits for registrations.

Discussion ensued on the property tax reform bill.

CITY ATTORNEY TOLCES reminded the City Commission on what they could discuss on the property tax reform bill and informed them that the Florida League of Cities had produced some information on guiding cities and elected officials.

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 2026-131](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: APRIL 15, 2026 REGULAR CITY COMMISSION MEETING & MAY 6, 2026 REGULAR CITY COMMISSION MEETING @ 6:15PM
- APPROVED**
- B. [ID 2026-139](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT (ILA) WITH BROWARD COUNTY, FLORIDA, FOR THE SHARING OF RESOURCE BURDENS OF THE SYSTEM-WIDE SERVICES ASSOCIATED WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT PROGRAM AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE PERMIT.
- APPROVED**
- C. [ID 2026-140](#) RESOLUTION - APPROVING THE PARTIAL FUNDING OF THE NATIONAL NIGHT OUT EVENT TO BE HELD AUGUST 4, 2026, TO PROMOTE COMMUNITY INVOLVEMENT IN CRIME PREVENTION AND POLICE-COMMUNITY NEIGHBORHOOD SPIRIT AND POLICE COMMUNITY RELATIONS, AND TO ENCOURAGE NEIGHBORHOOD CAMARADERIE AS PART OF THE FIGHT FOR SAFER STREETS; APPROVING WAIVING OF BIDDING FOR POLICE AWARENESS PROMOTIONAL ITEMS & SERVICES; PROVIDING FOR FUNDING NOT TO EXCEED \$70,000 FROM THE STATE LAW ENFORCEMENT TRUST FUND; PROVIDING FOR ADDITIONAL FUNDING FROM GENERAL FUND AND DONATIONS.
- APPROVED**
- D. [ID 2026-144](#) RESOLUTION - APPROVING THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT (BUN 801517) WITH NEW CINGULAR WIRELESS PCS, LLC FOR THE EXISTING TELECOMMUNICATION SITE AT 2500 ROCK ISLAND ROAD (FIREFIGHTERS PARK); PROVIDING FOR APPROVED MONOPOLE HEIGHT; PROVIDING FOR FACILITY MODIFICATION REVIEW; PROVIDING FOR CPI ESCALATOR FOR RENEWAL TERMS; PROVIDING FOR AN EFFECTIVE DATE.
- APPROVED**
- E. [ID 2026-147](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WAIVING OF BIDDING FOR SOLE SOURCE PROCUREMENT FOR ENVIRONMENTAL DYNAMICS INTERNATIONAL (EDI) DISC DIFFUSERS AND OTHER REPLACEMENT AERATION PARTS FOR THE DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES (DEES); PROVIDING FOR AN EFFECTIVE DATE.
- APPROVED**

Approval of the Consent Agenda

A motion was made by Commissioner Schwartz, seconded by Commissioner Simone, 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) RESOLUTION(S) (Continued)

- B. [ID 2026-138](#)** APPROVING THE PURCHASE OF EQUIPMENT AND IMPROVEMENTS RELATED TO THE EXPANSION AND ENHANCEMENT OF EMERGENCY MEDICAL SERVICES; PROVIDING FOR PRICING; AUTHORIZING PROCUREMENT THROUGH A COMBINATION OF SOLE SOURCE PURCHASES, PIGGYBACK CONTRACTS, AND NORMAL PROCUREMENT PROCEDURES; WAIVING OF BIDDING WHERE NECESSARY; WITH ACQUISITION BEING FUNDED FROM THE FIRE IMPACT FEES AT A TOTAL COST FOR PRODUCT NOT TO EXCEED \$197,984.50; AND NOT TO EXCEED A 3% ALLOWANCE FOR SHIPPING; PROVIDING FOR AN EFFECTIVE DATE.

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

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

- C. [ID 2026-141](#)** A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF MARGATE, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE RESCUE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE

A motion was made by Commissioner Schwartz, seconded by Vice Mayor Caggiano, that this Resolution, should be approved:

CITY MANAGER CURTIS said that the fire tax assessment preliminary rate had been recommended at \$350.

MAYOR ARSERIO believed that as they noticed last year for the highest amount, he thought that they did not had to do it again.

CITY MANAGER CURTIS explained that although they did not need to notice everybody, they still had to go through an adoption of a preliminary rate which would come back to the City Commission in July for setting the final rate.

COMMISSIONER RUZZANO explained capping the tax to \$305 and referenced a

discussion last year by implementing \$5 increments.

A motion to amend was made by Commissioner Ruzzano, seconded by Mayor Arserio, to change it to \$305, should be discussed.

MAYOR ARSERIO explained that last year, the City noticed for the maximum amount by law to avoid doing this every single year and scaring residents and said that it was better to do it in increments and that he would vote on the amendment.

VICE MAYOR CAGGIANO said that the City decided not to join the Broward Sheriff's Office (BSO) which would have increased the costs on the Fire Department (FD) tremendously. He said that they kept the FD which still increased costs and said that everyone says that they needed to pay their heroes everything that they deserved but it costs money and the City could not continue to do that without raising the revenue. He asked City Manager Curtis how much the FD's increase was.

CITY MANAGER CURTIS respected Mayor Arserio and Commissioner Caggiano trying to implement incremental increases but explained that over the last two years, they made several significant investments in the FD and the emergency services to ensure that they had adequate resources. He advised that in 2024, they hired 12 additional staff to the FD to implement the 3-in-3 model. He explained the issues of implementing yearly incremental increases and highlighted the importance of retaining quality staff, training programs and offering a good contract for hiring new employees. He said that given the potential for what may occur if the tax reform happened which he was aware would not be easy, he believed that now was the time to take a serious look at increasing this assessment rate.

MAYOR ARSERIO repeated his recommendation of making incremental increases and indicated that it was a little premature to rush and increase fees before the November ballot. He said that the tax reform bill may not pass and referenced previous popular ballots that failed in recent years.

VICE MAYOR CAGGIANO questioned how would they absorb the \$1,500,000. He said that the people wanted Margate to have their own respective Fire and Police Departments and that the City was already subsidizing this which was difficult to justify without an increase in fees.

Discussion ensued.

COMMISSIONER SIMONE said that this was where smart redevelopment came into play.

Discussion ensued on development in the City.

COMMISSIONER SCHWARTZ questioned City Manager Curtis how long the fee was at \$300.

CITY MANAGER CURTIS believed it was for nine consecutive years.

COMMISSIONER SCHWARTZ referenced a fee increase in 2018 and requested data

from the last 10 years when this Item occurred on a future Agenda. She also compared this to regular increases which were made such as homeowners insurance and said that sometimes doing the right thing may not be the popular thing. The City was still buying fire trucks and renovated a fire station and said that the money had to come from somewhere and that 79% of the budget went to payroll.

Discussion ensued including cutting members of staff.

The motion to amend carried as follows:

Yes: 3 - Commissioner Simone, Commissioner Ruzzano and Mayor Arserio

No: 2 - Commissioner Schwartz and Vice Mayor Caggiano

MS. SANCHEZ explained why she did not mind paying the \$50 increase.

MS. CULVER referenced the increase in gas price and explained that the City should raise the tax fee by more than \$5.

CITY MANAGER CURTIS said that if it did not pass, the City has funding that they could be used but would prefer not to be in a position where they were drawing down on reserve funds. He said if the City was increasing their costs annually more than their revenue was going up, they would run out of money unless they re-did services.

Discussion ensued.

MS. BERACHA agreed with comments made by Mayor Arserio and Commissioner Ruzzano.

The original motion as amended carried as follows:

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

No: 1 - Commissioner Schwartz

D. [ID 2026-143](#)

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, TEMPORARILY SUSPENDING ENFORCEMENT OF SECTION 40.706(G) OF THE MARGATE UNIFIED LAND DEVELOPMENT CODE AS IT RELATES TO FEATHER BANNERS FOR A PERIOD OF TWELVE MONTHS; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Simone, seconded by Commissioner Schwartz, that this Resolution, should be approved:

MAYOR ARSERIO said that he was easy going on signage and had no problem with

this. He agreed with consistency and a cap on the number of signs.

CITY ATTORNEY TOLCES advised that the Code would need to be amended.

MAYOR ARSERIO said that he supported this Item but as the pilot program continued, they may want to consider restricting the amount of banners.

COMMISSIONER SCHWARTZ thought the intent was for those who could not get on the monument signs.

MS. CULVER explained that she was pleased that this Item was on the Agenda.

This carried by the following vote:

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

7) ORDINANCE(S) - SECOND READING

- A. [ID 2026-130](#) ORDINANCE - CONVEYING THE CITY OWNED PROPERTY ADJACENT TO 2401-2403 N. STATE ROAD 7, MARGATE, FLORIDA, PARCEL ID# 4841 24 01 2280, TO TROPICAL DEVELOPMENT GROUP, LLC; AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE A QUIT CLAIM DEED TO THE PURCHASER AT NO COST TO CITY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

COMMISSIONER SIMONE said that she voted "no" in the First Reading which she would change to "yes."

CITY MANAGER CURTIS explained to Commissioner Simone that this Item was on the conveyance of the property.

The motion carried as follows:

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

- B. [ID 2026-132](#) AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING CHAPTER 40 - LAND DEVELOPMENT CODE, ARTICLE 2 - DEFINITIONS, SECTION 40.201 AND ARTICLE III ADMINISTRATION, DIVISION 2 - APPLICATIONS, REVIEW PROCEDURES AND PUBLIC NOTICE, SECTION 40.307 RESERVED; OF THE CITY OF MARGATE CODE OF ORDINANCES TO PROVIDE FOR A PROCESS FOR THE GRANTING OF A SPECIAL WAIVER FOR CERTAIN DEVELOPMENT PROJECTS; PROVIDING FOR CONFLICT;

PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION;
PROVIDING FOR AN EFFECTIVE DATE.

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

COMMISSIONER SIMONE informed that she voted "no" in the First Reading. She understood the benefit of doing it although she expressed her concerns that three City Commissioners could vote for the waiver even it went against all code and referenced Arbor View where a few proposals were rejected.

COMMISSIONER SCHWARTZ questioned what would stop them regardless of coming to the City Commission and said that it was simply bypassing the Board of Adjustment (BoA).

MAYOR ARSERIO explained that one code would not work well for every project in Margate.

CITY ATTORNEY TOLCES advised that if an applicant did not want to go to the BoA and wanted to file a separate application under the special waiver process to request the relief or request the approval they were seeking for they could do that.

Discussion ensued.

COMMISSIONER RUZZANO understood the philosophy to speed things up but said that the BoA would be null and void. He respected Commissioner Simone's comments as he said it was a little sketchy but it could cause a situation where staff would have to present something that they were not really comfortable with but knowing that there was a majority of the City Commission in favor of it. He said that he could see it both ways and made reference to Applebee's International Inc. colors at their Margate location which was not on par with the City's Code.

Discussion ensued.

CITY MANAGER CURTIS did not believe that with this process in place, Margate would receive an influx of applicants trying to build or develop something that was completely against code and agreed that there was not one that fitted all. He believed that the land use attorney which was used on many of these projects knew what was important to the City Commission.

Discussion ensued.

MATTHEW H. SCOTT said that he reviewed the Ordinance and provided some insight that might be helpful.

Discussion ensued.

KATHRYN E. LOPER, wanted clarity on this Ordinance and referenced that she lived in Holiday Springs. She said that there was a lot of discontent with the idea of the development being planned for the Carolina Club Golf Course.

MS. SANCHEZ discussed this Item which was presented to the Planning and Zoning (P&Z) Board which she said was approved and discussed her concerns about a comment

that was made at the First Reading.

MAYOR ARSERIO responded to Ms. Sanchez's comments.

MR. KRALJIC read a statement suggesting that it had a potential of being abused and questioned why the City Commission selected the Board of Adjustment if they did not trust their decision.

COMMISSIONER SCHWARTZ questioned if Senior Planner Pinney thought that if a project was good but either the City's code did not tackle it or was too antiquated, would it be unreasonable for her to expect that he may discuss it with someone that it could be a problem which needed addressing at a City Commission meeting?

DEVELOPMENT SERVICES SENIOR PLANNER, ANDREW PINNEY, explained to Commissioner Schwartz that that had happened from time to time which also depended on the applicant's timeline.

Discussion ensued.

The motion carried as follows:

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

No: 1 - Commissioner Schwartz

- C. [ID 2026-133](#) AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING CHAPTER 6 ANIMALS AND FOWL, SECTION 6-80 - DEFINITIONS AND SECTION 6-88 SALE OR TRANSFER OF DOGS AND CATS OF THE CITY OF MARGATE CODE OF ORDINANCES; PROVIDING FOR LIMITATIONS OF HOBBY BREEDERS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Simone, seconded by Commissioner Schwartz, that this Ordinance, Second Reading, should be approved.

CITY OF HALLANDALE BEACH, VICE MAYOR MICHELE LAZAROW, thanked the City Commission and read a statement on this Item referring to closing a loophole on the Ordinance.

The motion carried as follows:

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

ADJOURNMENT

There being no further business, the meeting adjourned at 11:25pm.

Respectfully submitted,

Transcribed by Salene E. Edwards



Jennifer M. Johnson, City ClerkDate: 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.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 869 9369 3973 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

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