



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, June 18, 2025

7:00 PM

Commission Chambers and Zoom.us

Webinar ID: 834 3160 4832

<https://us02web.zoom.us/j/83431604832>

CALL TO ORDER

ROLL CALL

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

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) PRESENTATION(S)

EMPLOYEE RECOGNITION FOR YEARS OF SERVICE

A. [ID 2025-115](#) JOHN D. GENER, FIREFIGHTER/PARAMEDIC - FIRE DEPARTMENT - 25 YEARS

WILLIAM P. MARCELLO, FIREFIGHTER/PARAMEDIC - FIRE DEPARTMENT - 25 YEARS

ANNETTE NEVITTE, FIRE LIEUTENANT - FIRE DEPARTMENT - 25 YEARS

RALPH E. SHARPE, FIREFIGHTER/PARAMEDIC - FIRE DEPARTMENT - 25 YEARS

MATTHEW WHITESHIELD, FIRE CAPTAIN - FIRE DEPARTMENT - 25 YEARS

BRENDA HAYES, OFFICE SPECIALIST I - POLICE DEPARTMENT - 20 YEARS

MICHAEL A. JONES, DIRECTOR OF PARKS AND RECREATION - PARKS & RECREATION - 20 YEARS

CASEY J. CLAIRE, POLICE OFFICER - POLICE DEPARTMENT - 10 YEARS

MARLON R. GRAY, POLICE OFFICER - POLICE DEPARTMENT - 10 YEARS

FREDRIC C. STURM II, POLICE OFFICER - POLICE DEPARTMENT - 10 YEARS

MEGAN C. SYKES, POLICE OFFICER - POLICE DEPARTMENT - 10 YEARS

PROCLAMATION(S)

- B. [ID 2025-128](#)** AMATEUR RADIO WEEK - JUNE 23 - JUNE 29, 2025 (presented to Tom Savoca, Public Information Officer and Carol Sjursen, Member - Gold Coast Amateur Radio Association)

CAROL SJURSEN spoke on this proclamation. She sent an open invitation to an event on the weekend of June 28th and 29th pertaining to a training exercise.

Discussion ensued.

2) PUBLIC DISCUSSION

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

FT. LAUDERDALE RESIDENT, GARY METZ, recognized that Margate had an outstanding Community Emergency Response Team (CERT) program and emphasized the importance that the City should become involved in an Amateur event next weekend.

MARGATE RESIDENT, TRACY VAN WINKLE, queried a previous reference about CERT and said that Margate had not had a team for a long time.

MARGATE RESIDENT, MR. KRALJIC, read a statement pertaining to the State being free of fluoride from July 1st, term limits and adding a flashing school zone sign to Atlantic Boulevard/66th Avenue.

Meeting went into Recess.

Meeting Reconvened.

3) COMMISSION COMMENTS

COMMISSIONER, TOMMY RUZZANO, congratulated Office Specialist I Hayes and Parks & Recreation Director, Jones and said that they were both doing a great job for the City. He informed that Florida's budget was passed and welcomed the new recruits to the Fire Department. He gave a shout out to Winn-Dixie and referenced ice pops and Margate's 4th July parade. He said that the City received a letter from Broward County Public Schools (BCPS) which referenced the property which they owned next to Margate Elementary School where they asked if it could be rezoned to residential to do affordable housing for the teachers. He continued to discuss issues with the BCPS and their budget and was against rezoning the land.

COMMISSIONER, ANTHONY N. CAGGIANO, congratulated the new recruits at the Fire Department and said it was a beautiful service. He congratulated the Florida Panthers and hoped it was a great Father's Day. He said that Doc Reno's Wingsfest 2025 was well attended. He wished a Happy Pride Month to the Lesbian, Gay,

Bisexual, and Transgender (LGBT) community, a Happy Juneteenth and that he was looking forward to seeing people attend 4th July Extravaganza. He forewarned about hurricane preparedness.

COMMISSIONER, JOANNE SIMONE, congratulated the employees for their years of service. She spoke of a neighbor's dispute pertaining to overgrown trees which had caused damage to some parts of their property and she asked for a resolution from the City in cases such as these.

MAYOR SCHWARTZ, explained that the City Manager informed her that Building Code Services had visited those properties.

VICE MAYOR, ANTONIO V. ARSERIO, highlighted the 4th July Extravaganza and would add drones to the celebration but would not remove the firework display.

COMMISSIONER SIMONE was not in favor of fireworks.

MAYOR SCHWARTZ congratulated new members of the Fire Department who were off probation. She said that in reference to Margate Elementary School, Dave Thomas Education Center used to be Winn-Dixie. She also highlighted the past problems with BCPS and referenced funding and vouchers.

Discussion ensued on Margate schools, a housing component and teacher's salaries.

4) CITY MANAGER'S REPORT

CITY MANAGER, CALE CURTIS, provided an update on residential neighborhood parking on the grass and said that the Ordinance had been drafted and will be read at July's Planning and Zoning board meeting and thereafter, it will be brought to the City Commission for consideration.

COMMISSIONER RUZZANO, questioned if Homeowners Associations (HOA) could overrule that decision.

CITY ATTORNEY, DAVID N. TOLCES, explained that the HoA could be more restrictive which the City would not get involved with.

CITY MANAGER CURTIS explained that the State Legislator passed the budget earlier this week and thanked their lobbyist and State Representatives. He also gave kudos to Public Works Director Batista and the Department of Environmental and Engineering Services (DEES), Director Keyser's respective teams for putting together the grant packages and he was pleased to report that:

\$1,200,000 - Matching funds for the City;
500,000 – Matching grant for storm water improvements; and
700,000 – Matching grant for the water treatment plan.

CITY ATTORNEY TOLCES was pleased to report that as a result of his office filing a motion on behalf of the City to recover surplus proceeds, Margate was awarded approximately \$62,000 for some outstanding Code liens for a property on Vista Way. He wished everyone a Happy 4 July.

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 2025-147](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING AND ACCEPTING THE ASSIGNMENT AND ASSUMPTION OF DEVELOPER RIGHTS BY AND BETWEEN COOLIDGE, INC. (TRANSFEROR) AND COCOMAR PROPERTY OWNER, LLC, (TRANSFeree) TRANSFERRING AND ASSIGNING THE TRANSFEROR'S RIGHT, TITLE AND INTEREST, DUTIES AND RESPONSIBILITIES, INCLUDING, WITHOUT LIMITATION, 65.000 WATER ERC'S AND 15.028 SEWER ERC'S, AND AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE SUCH AGREEMENT WITH THE PARTIES.

APPROVED

- B. [ID 2025-152](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING THE PURCHASE OF PRIMEX PRODUCTS AND RELATED SERVICE FROM PSI TECHNOLOGIES, INC.; DETERMINING THAT PSI TECHNOLOGIES, INC. IS THE SOLE SOURCE FACTORY AND AUTHORIZED DISTRIBUTOR FOR PRIMEX PRODUCTS IN THE CITY OF MARGATE AND SOUTH FLORIDA; AUTHORIZING WAIVING OF BIDDING FOR FUTURE SOLE SOURCE PURCHASES; PROVIDING AN EFFECTIVE DATE.

APPROVED

- C. [ID 2025-157](#) A RESOLUTION OF THE CITY OF MARGATE AUTHORIZING THE PURCHASE OF (12) TWELVE, (21) TWENTY-ONE FOOT COVERED SOCCER TEAM BENCHES FOR SOUTHEAST PARK FROM BSN AT A TOTAL NOT TO EXCEED \$35,000; APPROVING THE WAIVING OF BIDDING AND AUTHORIZING UTILIZATION OF CITY OF MARGATE GENERAL OBLIGATION BOND FUNDS FOR SOUTHEAST PARK IMPROVEMENT PROJECT.

APPROVED

- D. [ID 2025-164](#) RESOLUTION - APPROVING A LETTER OF SUPPORT FOR THE DISTRIBUTION OF \$369,662.00 OF FEDERAL FISCAL YEAR 2024 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT-COUNTYWIDE (JAG-C) PROGRAM FUNDS TO BROWARD COUNTY; PROVIDING FOR EXECUTION WITHOUT FURTHER COMMISSION ACTION; PROVIDING FOR EFFECTIVE DATE.

APPROVED

- E. [ID 2025-165](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, AWARDING CONTINUING SERVICES AGREEMENTS WITH (1) GLOBALTECH, INC., (2) LAWRENCE LEE CONSTRUCTION SERVICES, INC., (3) AECOM TECHNICAL SERVICES, INC., (4) DAVID MANCINI & SONS, INC., AND (5) GIANNETTI CONTRACTING, CORP., PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) 2025-004 - DESIGN/BUILD CONTINUING SERVICES; PROVIDING FOR AN INITIAL TWO-YEAR TERM AND TWO ADDITIONAL ADMINISTRATIVELY APPROVED TWO-YEAR RENEWAL OPTIONS; PROVIDING FOR AN EFFECTIVE DATE.

APPROVED

- F. [ID 2025-167](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF COCONUT CREEK, FLORIDA REGARDING THE SOUTH CREEK SERVICE AREA; PROVIDING FOR AN EFFECTIVE DATE.

APPROVED**Approval of the Consent Agenda**

A motion was made by Vice Mayor Arserio, seconded by Commissioner Caggiano, 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) RESOLUTION(S)

- A. [ID 2025-161](#) RESOLUTION - ADOPTING THE CITY OF MARGATE 2025-2030 STRATEGIC PLAN.

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

BERRY, DUNN, MCNEIL & PARKER, LLC, MANAGER, EMILY RICHARDS spoke on this Item.

The motion carried as follows:

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

- B. [ID 2025-151](#) RESOLUTION - APPROVING THE 2025 AMENDED AND RESTATED TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT WITH BROWARD COUNTY, THE METROPOLITAN PLANNING ORGANIZATION (MPO), AND PARTICIPATING MUNICIPALITIES; PROVIDING FOR ALLOCATIONS; PROVIDING FOR REPRIORITIZING FUNDING TO COMMUNITY SHUTTLE, CAPITAL PROJECTS, AND REHABILITATION AND MAINTENANCE (R&M) PROJECTS; PROVIDING FOR NEW FORMULA-BASED FUNDING MODEL FOR R&M PROJECTS AND ON-DEMAND TRANSPORTATION PROJECTS; PROVIDING FOR LOCAL MATCH OPTION IN RELATION TO STATE AND FEDERAL APPROPRIATIONS AND GRANTS; PROVIDING FOR JOINT MANAGEMENT OF COMMUNITY SHUTTLE PROGRAMS; PROVIDING FOR ROLE OF THE BROWARD CITY COUNTY MANAGERS ASSOCIATION; PROVIDING FOR AN EFFECTIVE DATE .

A motion was made by Vice Mayor Arserio, seconded by Commissioner

Caggiano, that this Resolution, should be approved. This carried as follows:

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

- C. [ID 2025-166](#)** RESOLUTION - APPROVING AMENDMENT TO CONSTRUCTION CONTRACT, BID NO. 2020-014 - MARGATE FIRE STATION 58 - DEMOLITION AND CONSTRUCTION, WITH SISCA CONSTRUCTION SERVICES, LLC.; PROVIDING FOR FULL AND FINAL COMPENSATION; PROVIDING FOR AN EFFECTIVE DATE.

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

COMMISSIONER RUZZANO advised that the Contractor of the Margate Fire Department Station 58 returned with changes to a previously agreed contract and referenced a price increase during the Coronavirus disease 2019 (COVID-19) pandemic. He said that we should fight it and go to court.

MAYOR SCHWARTZ indicated that the increase from the Contractor was because he did not buy the bathroom fixtures due to storage. She said that if the Contractor compromised, he may have seen more than what he was currently asking for. She did not know whether it was a bad idea to settle for that amount as it would cost more to go to court.

COMMISSIONER RUZZANO spoke further on this Item and referenced liquidated damages and believed that the Contractor owed the City money. He encouraged his peers not to vote for this.

VICE MAYOR ARSERIO'S understanding was that when the City reached a settlement number, they would deduct it for liquidated damages. He was torn on this Item.

CITY MANAGER CURTIS explained that the Contractor came to the City with an approximate amount of \$370,000 and that this settlement agreement was based on the concept of splitting that amount in half and deducting the liquidated damages from there. He forewarned of the costs which could incur if an out of settlement agreement was not agreed as that was the safest, cheapest way out. He also confirmed that there would be staff involvement if the City had to go to court.

Discussion ensued including language contained within contracts.

MS. VAN WINKLE questioned what the issue was with Margate and permits and also highlighted previous problems that the City had with contractors and developers.

The motion failed by the following vote:

No: 5 - Commissioner Ruzzano, Commissioner Caggiano, Commissioner Simone, Vice Mayor Arserio and Mayor Schwartz

7) ORDINANCE(S) - SECOND READING

- A. [ID 2025-159](#)** ORDINANCE - AMENDING CHAPTER 30 PERSONNEL; SECTION 30-23

COVERED PERSONNEL; SECTION 30-42 EXAMINATION PROCEDURE; SECTION 30-43 EXAMINATION AND ORAL BOARD RATINGS; SECTION 30-49 ADDITIONAL REQUIREMENTS AND POINTS FOR POLICE, PROMOTION; PROVIDING FOR PROMOTION PROCEDURES AND REQUIREMENTS FOR POLICE PERSONNEL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

COMMISSIONER RUZZANO praised Chief of Police Palma for what he was doing to his department.

The motion carried by the following vote:

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

8) DISCUSSION AND POSSIBLE ACTION

A. [ID 2025-169](#) NONCONFORMING USES

CITY MANAGER CURTIS explained that at the last City Commission and Community Redevelopment Agency's (CRA) respective meetings, board member Ruzzano brought up some concerns about non-conforming uses and existing businesses that may be affected and asked that this be placed on the Agenda for discussion.

COMMISSIONER RUZZANO said that there was a proprietor in Margate that was deemed a non-confirming business. He said that the proprietor owned the Bell Plaza (GC Pawn) where the bay next to his Gold N Connection LLC was empty which he wanted to expand but unfortunately, it fell under the non-confirming rule. He wanted to see businesses succeed in his City and requested if the board review this and make it confirming.

VICE MAYOR ARSERIO was familiar with that establishment and in general, he was not the biggest fan of pawn shops but indicated that it appeared to be a pretty clean running organization. He wanted to peruse the non-conforming uses in Code and also review others that may need adjusting. He would caution totally removing that Code but would still apply some form of restriction that would give the City a final say and also on a case by case basis. He would be supportive of making adjustments but he did not want to lose complete control and he also did not want to invite an influx of pawn shops into the City.

COMMISSIONER CAGGIANO saw no reason to allow the pawn shop to expand.

MAYOR SCHWARTZ said that she received a letter yesterday informing her that the business owner had two small children and could not attend the meeting. She explained that the business proposed moving over into another bay and opening up the wall between the other and expanding it to double the size that it currently was. She forewarned "what you do for one, you do for all." She was doubtful if she would vote for it until she discussed it with the business owner. She questioned City Attorney Tolces what the situation would be to allow one business and to deny others.

Discussion ensued.

CITY ATTORNEY TOLCES explained that it would depend on the location and also in respect of various factors such as each individual business. He recommended working with the Community Development staff, reviewing the zoning district, see what uses were currently permitted and what had changed and then make an analysis and policy decision based upon those findings as opposed to just one location.

Discussion ensued including devising zones similar to the future downtown.

CITY MANAGER CURTIS sought instructions from the City Commission on this Item.

VICE MAYOR ARSERIO explained that he would like to see staff review the list and return with suggestions if they believed that adjustments needed to be made as well as the City Commission review the same.

Discussion ensued.

CITY ATTORNEY TOLCES believed that the best course of action would be to look at this from a broad policy decision and to identify the areas of interest. He advised that the City Commission could then decide, based upon the location, the zones and what they believed was in the best interest of the City, maybe what uses they wanted to allow as a special exception and which prohibited uses they wanted to retain. He indicated that there may be some other process to allow for a non-confirming use to come forward.

MAYOR SCHWARTZ concurred with City Attorney Tolces.

COMMISSIONER RUZZANO thought that City Attorney Tolces' suggestion could open up a bigger can of worms. He would specifically focus on the pawn shops, devise a policy and if they deem it non-confirming, they would have to come before the City Commission.

Discussion ensued including a car lot by the hospital.

MAYOR SCHWARTZ confirmed that the direction would be to receive a list of non-confirming uses which were in that corridor.

VICE MAYOR ARSERIO discussed the recent letter distribution of the fire assessment fee.


Discussion ensued.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:35pm.

Respectfully submitted,

Transcribed by Salene E. Edwards


Jennifer M. Johnson, City Clerk

Date: 7/9/2025

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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- 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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