



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, September 17, 2025

7:00 PM

Commission Chambers and Zoom.us

Webinar ID: 850 1030 6959

<https://us02web.zoom.us/j/85010306959>

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 2025-189](#) ANDREA A. JAMES, POLICE OFFICER - POLICE DEPARTMENT - 30 YEARS

STEPHEN MAURICETTE, EQUIPMENT OPERATOR I - PUBLIC WORKS - 30 YEARS

MICHAEL J. BERRYMAN, POLICE OFFICER - POLICE DEPARTMENT - 20 YEARS

JOSE L. RIVERA, POLICE OFFICER - POLICE DEPARTMENT - 10 YEARS

PEDRO L. DIAZ, DIVISION LEADER - ENVIRONMENTAL AND ENGINEERING SERVICES - 5 YEARS

PUBLIC WORKS (PW) DIRECTOR, GIOVANNI BATISTA, presented the plaque to PW Equipment Operator I, Mauricette.

DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES (DEES) DIRECTOR, CURT KEYSER, presented the plaque to DEES Lift Station Lead, Diaz.

2) PUBLIC DISCUSSION

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

TRACY VAN WINKLE, discussed the September 17th Budget Meeting and read a statement pertaining to a donation that was made to a Margate family. She questioned why the meeting scheduled in October would be at 6:00pm and not 7:00pm.

CREE ANN PEPE, read a statement pertaining to the passing of her son and said that she did not ask for any donation or assistance from the City. She thanked Margate and the residents for the donation that they blessed her family with.

MARGATE RESIDENT, ELSA J. SANCHEZ, referenced the CRA meeting and was disappointed and frustrated about the City's decision pertaining to the fair and read a statement on the same. She advised the City Commission to listen to the residents.

MARGATE RESIDENT, PETER GUTIERREZ, indicated that due to his career background, said that he was pretty observant and he was happy both with Margate and with its leadership.

OLIVE POWELL, PARADISE GARDENS II, referenced 66th Avenue and Margate Boulevard and said that the sign for Paradise Gardens was missing. She referenced Rock Island Road and requested if they could install a turning lane by Margate Boulevard making it three lanes. She highlighted that there had not been any spraying to prevent mosquitoes for over six years and briefed on an issue with a neighbor pertaining to parking.

VICE MAYOR, ANTONIO V. ARSERIO, responded to Ms. Powell's comments pertaining to mosquitoes.

CITY MANAGER, CALE CURTIS, explained to Ms. Powell that the City was in the process of having a new sign manufactured and installed.

MARGATE RESIDENT, NINA CULVER, highlighted that it was Constitution Day and read a quote from the late Supreme Court Justice, Ruth Bader Ginsburg, regarding the same. She said that Vice Mayor Arserio did a lot behind the scenes with the community work that she was involved in. She recommended ordering literature from the 917 Society which was a nationwide non-profit organization.

EMILY S. CANEDO, requested the City Commission to vote "no" on the rezoning of the Carolina property at 3011 N. Rock Island Road and read a statement on the same.

MARGATE RESIDENT, MR. KRALJIC, read a statement on Item. 8) A. ID 2025-253 and also queried who placed it on the City Commission Agenda.

MARGATE RESIDENT, DONNA L. FELLOWS, queried the change of time for October 8th City Commission meeting and expressed her concerns that this would make it difficult for children to attend. She could not believe that the City accepted the application for the fair and suggested that the decision should be reconsidered.

3) COMMISSION COMMENTS

COMMISSIONER, TOMMY RUZZANO, addressed the contribution made to the Pepe family. He was unaware that the Planning and Zoning (P&Z) meeting got cancelled. He highlighted this Saturday's Movies in the Park at Margate's Sports Complex. He recommended changing the allocated times slots for the sign parking bays bearing "15

minute only."

MAYOR SCHWARTZ explained the confusion pertaining to whom the donation was being made.

COMMISSIONER, ANTHONY N. CAGGIANO, forewarned about hurricane preparedness and commented on the band that featured at the last Sounds of Sundown concert.

COMMISSIONER, JOANNE SIMONE, congratulated and appreciated the City's employees who were recognized at this evening's meeting.

VICE MAYOR ARSERIO, apologized to Margate resident, Ms. Pepe and expressed that he would always support a request on the provision that it met the statutory obligation and the City's criteria and continued to discuss the donation process. He also apologized for people who were present for the tabled P&Z meeting and said that he received a text on Wednesday notifying him of the same.

COMMISSIONER RUZZANO continued to discuss the P&Z meeting and indicated that the Chair could have allowed the public to speak regardless of its status.

CITY ATTORNEY, DAVID N. TOLCES, explained that the applicant made a request to continue the hearing and the letter was received on the morning of the aforementioned meeting. He advised that there was no legal way not to hold the meeting but the motion to continue the matter was made, seconded and voted upon and as it was a Quasi-Judicial matter, so the City needed to follow certain processes and procedures. He said that the P&Z meeting was set for October 7th, 2025.

Discussion ensued.

MAYOR SCHWARTZ attended today's School Board of Broward County's Mayor's Round Table with City Manager Curtis and discussed the amazing things which Joe DiMaggio Children's Hospital did as well as the topic on redefining schools which she explained did not necessarily mean that they were going to close the same. She advised that the next meeting would be at Coral Springs' High School where they would specifically discuss the schools in this area and expressed that it was important for the residents and the City to speak up for its schools.

VICE MAYOR ARSERIO had a personal meeting with Broward County Public Schools (BCPS) Board Member, Nora Rupert, as well as the Superintendent and his concern was that Margate did not have a high school. He was upset to learn via a newspaper that BCPS were considering closing schools and said that the majority of them were under enrolled and indicated that most of the City Commission was opposed to closing their Middle School. He felt a little reassured after his meeting and was advised that Margate was part of this redefining conversation as it did not quite meet the criteria to close down. He outlined his preferred alternative options if changes were made.

COMMISSIONER CAGGIANO believed that in a macro view, school closures was an attack on public education and explained that charter schools were destroying the public school system.

4) CITY MANAGER'S REPORT

CITY MANAGER CURTIS, thanked Public Works, Fire and the Police Departments for getting an area cleaned up and restored after their rapid response to last Saturday's small fire at City Hall.

CITY ATTORNEY TOLCES, thanked Ms. Culver and for those celebrating Rosh Hashanah and wished them a Happy New Year.

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 2025-248](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: AUGUST 12, 2025 CITY COMMISSION WORKSHOP, AUGUST 20, 2025 CITY COMMISSION MEETING @ 6:30PM AND AUGUST 20, 2025 REGULAR CITY COMMISSION MEETING @ 7PM
APPROVED
- B. [ID 2025-239](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA APPROVING THE 4th AMENDMENT TO THE COMMUNITY SHUTTLE SERVICE INTERLOCAL AGREEMENT BETWEEN THE CITY AND BROWARD COUNTY THROUGH SEPTEMBER 30, 2027
APPROVED
- C. [ID 2025-228](#) AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF UNDERSTANDING WITH THE MARGATE COMMUNITY REDEVELOPMENT AGENCY ("MCRA") PROVIDING FOR THE ANNUAL COMPENSATION RATE FOR THE SERVICES PROVIDED BY THE CITY ON BEHALF OF THE MCRA PURSUANT TO THE INTERLOCAL AGREEMENT BETWEEN THE MCRA AND THE CITY OF MARGATE, FOR FISCAL YEAR 2025-26.
APPROVED
- D. [ID 2025-243](#) RESOLUTION - AUTHORIZING PARTICIPATION IN A LAWSUIT SEEKING, AMONG OTHER THINGS, TO DECLARE THAT SENATE BILL 180'S IMPOSITION OF A BLANKET STATEWIDE PROHIBITION ON THE EXERCISE OF HOME RULE AUTHORITY OVER LAND USE AND ZONING REGULATIONS, IS UNCONSTITUTIONAL AND SHOULD BE ENJOINED, AND RETAINING WEISS SEROTA HELFMAN COLE + BIERMAN, PL TO PROSECUTE THE LAWSUIT; AND PROVIDING FOR AN EFFECTIVE DATE
APPROVED
- E. [ID 2025-247](#) RESOLUTION - ACCEPTING AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$6,935.00 AND APPROVING AWARD AGREEMENT WITH THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT, TO FUND EQUIPMENT AND OPERATIONAL SUPPLIES FOR THE MARGATE POLICE DEPARTMENT; PROVIDING FOR EFFECTIVE DATE.
APPROVED
- F. [ID 2025-249](#) RESOLUTION - APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MARGATE AND FEDERATION OF PUBLIC EMPLOYEES (FPE) TO PROVIDE FOR COMPETITIVE WAGES FOR MEMBERS

GOVERNED BY THE COLLECTIVE BARGAINING AGREEMENT FOR THE PERIOD OF OCTOBER 1, 2023-SEPTEMBER 30, 2026; PROVIDING FOR EFFECTIVE DATE.

APPROVED

Approval of the Consent Agenda

A motion was made by Commissioner Caggiano, seconded by Commissioner Simone, 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

MAYOR SCHWARTZ referenced the next City Commission meeting and questioned whether there was a problem starting the meeting at 6:00pm.

COMMISSIONER CAGGIANO said that they could always do the Students at the 6:30pm City Commission meeting.

VICE MAYOR ARSERIO said that on a case by case, one-time basis, he had no problem adjusting the City Commission time.

CITY MANAGER CURTIS advised that the City Commission schedule and those times were approved by Resolution.

Discussion ensued.

COMMISSIONER RUZZANO questioned that the meeting was set for 6:00pm but the awards would be conducted at 6:30pm and explained that it did not make any sense and referenced that parents would be rushing over to the meeting.

Discussion ensued.

CITY MANAGER CURTIS advised that the first meeting would be at 6:00pm which would follow by the second meeting that was listed at 6:30pm but it probably would not actually start until 6:45pm – 7:00pm.

Discussion ensued.

6) RESOLUTION(S)

A. ID 2025-242 CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR THE COCOGATE DEVELOPMENT

CITY ATTORNEY TOLCES explained the instructions on this Item and said that it would not be approved at this meeting but would be presented for a Second Public hearing at the October 8th meeting.

GREENSPOON MARDER (GM), PARTNER, OF 200 EAST BROWARD BOULEVARD MATTHEW H. SCOTT, introduced himself and explained that he was representing the applicant, White Oak Development Group. He gave a brief presentation detailing an outline and overview of the background on the redevelopment of a seven acre site at

Cocogate. He explained that the plans included to demolish the existing shopping center, that a mixed-use development was proposed which would have multi-family units and a retail space on the frontage along 441 with lots of landscaping. He indicated that some of the changes would give an attractive entry feature to the City. He explained the challenges to build on that site as it existed with a bank on the hard corner and also that it was on a built environment. He sought help to facilitate this project by approaching the City about doing a development agreement that would involve Margate providing some incentives to promote their ultimate vision. He said that they were proposing to make 21 of the overall sections in the project hero units and referenced the State of Florida's Hometown Heroes program such as the first responders. He also highlighted that they proposed enhanced and larger than required open space such as the sidewalks and outdoor seating areas. He also discussed the features of the project such as a lift station which he indicated would fall under the City's remit. He explained that his client would commit to paying the full connection charges at the time of the building permit for the sewer improvements which would also serve the surrounding properties. He advised that it was common to ask for an expedited approval for projects for Community Redevelopment Agencies (CRA) and he also requested that the powerlines be buried.

COMMISSIONER RUZZANO referenced the outparcels and questioned who owned the bank.

GM'S PARTNER, SCOTT, explained that the bank was separately owned which had nothing to do with his project and that when Tire Plus' lease expired, it was anticipated that it would be replaced with retail.

Discussion ensued on the length of the lease.

COMMISSIONER RUZZANO referenced Coconut Creek Parkway and that there were two entry ways into the plaza and questioned if one of them would be eliminated. He also asked about the lift station and questioned the total estimated costs for this project. He said that apart from the verbiage, he had no problem with the agreement.

GM'S PARTNER, SCOTT, said that they were relocating their entry point further west as they would not be allowed to remove the one located at Lester's Diner as they had two driveways. He explained that the lift station was used by other areas in Margate and it would not just be for their project. He estimated the total cost of this project was approximately \$90,000,000 and explained the connection charges.

Discussion ensued.

CITY MANAGER CURTIS, advised that the City was not being asked to waive or credit any of the connection charges for water and wastewater and that in the agreement, there was a calculated dollar amount for those connection charges which would be finalized once the applicant applied for permitting. He advised that they would reuse the language to make that apparent in the agreement for the second reading.

VICE MAYOR ARSERIO said it was a great project which he was very excited about and highlighted the previous problems that had occurred. He also believed that this project was the gateway to their downtown and that it was a very appropriate area for this development which needed to happen. He gave credit to Commissioner Ruzzano and said that he may have recommended using the Hometown Heroes Program. He explained that this was not a live-local project.

GM'S PARTNER SCOTT informed that the law allowed the developer not to pay property taxes on any of the affordable units.

Discussion ensued.

COMMISSIONER CAGGIANO was looking forward to this project and said that it was part of the gateway to their downtown.

GM'S PARTNER, SCOTT, explained that subject to shovels on the ground, he estimated a construction timeline of 18 months.

Discussion ensued on Tireplus.

LAURIE BROOKINS, NW 58TH AVENUE, informed that her address was located almost exactly one block due west of this project and read a statement pertaining to her concerns on the same.

MS. CULVER agreed with Margate resident, Ms. Brookins and suggested installing street bumps. She was also excited about the Hometown Heroes Program and referenced affordability for the first responders and teachers pertaining to properties.

VICE MAYOR ARSERIO was supportive of the project and the downtown and advised that as there was going to be extensive development projects. He recommended that they review the surrounding neighborhoods by conducting a study pertaining to speed bumps.

Discussion ensued on speed bumps and conducting a traffic study.

CITY MANAGER CURTIS forewarned that residents were either for or against speed bumps and referenced seeking CONSENSUS from the neighborhood.

Discussion ensued.

7) ORDINANCE(S) - SECOND READING

- A. [ID 2025-234](#) ORDINANCE - AMENDING CHAPTER 1, "GENERAL PROVISIONS" OF THE CITY OF MARGATE CODE OF ORDINANCES; CLARIFYING THE AUTHORITY AND PROCEDURES TO ENFORCE THE CITY CODE; AMENDING CODE ENFORCEMENT PENALTIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

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

CITY MANAGER CURTIS explained that this Item was the Second Reading of the Ordinance that clarified the procedures for the Special Magistrate (SM). He advised that this Ordinance combined the violation and penalty hearings respectively into one meeting so that the SM could take action once and give instructions to correct the violation by a certain date as otherwise, penalties would start to accrue. He also informed that this would shorten the City's enforcement process which would hopefully speed up compliance.

Discussion ensued on the protocol of when a notice was received and to correct the same within 10 days.

COMMISSIONER RUZZANO had an issue with the protocol and believed that Code

Compliance should be working with the people to get in compliance.

Discussion ensued.

CITY ATTORNEY TOLCES also explained the protocol on this Item.

Discussion ensued.

MS. CULVER understood Commissioner Ruzzano's comments and said that her non-profit organization had paid to assist others in avoiding the violation fees on more than one occasion. She also highlighted other residential issues pertaining to code.

MAYOR SCHWARTZ questioned and advised that Ms. Culver or the resident should have contacted Code Compliance.

Discussion ensued.

CITY MANAGER CURTIS requested Ms. Culver to supply him with the information as it was not how it was supposed to be conducted and that they could work with the Director of Building & Building Code Services and educate that Code Officer.

Discussion ensued.

MS. VAN WINKLE suggested that some of the non-profit organizations could join forces with some teenagers who were seeking school voluntary hours where they could assist residents that needed their grass cut if they did not have a lawn mower. She also suggested that alternatively, they could also liaise with Building Code Services with properties that needed assistance.

CITY ATTORNEY TOLCES explained that this Ordinance amended the City Code to provide for a more streamline Code Enforcement process and the other Item that followed was the actual procedures as far as how a SM operated and how they conducted their hearings. He said that the Ordinance had the fees and then the Resolution, with the background number one in Item 6) B. ID 2025-235 had the SM Code Compliance procedures.

Discussion ensued.

MS. POWELL highlighted neighbors who did not want anyone to park in front of their house. She complimented Police Sergeant Crabtree and requested a City representative to speak to those residents.

Discussion ensued.

CITY ATTORNEY TOLCES advised that there was an administrative fee for the next Item that was included in that Resolution.

Discussion ensued.

This carried as follows:

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

No: 1 - Commissioner Ruzzano

6) RESOLUTION(S) CONTINUED

- B. [ID 2025-235](#) RESOLUTION - APPROVING AMENDED SPECIAL MAGISTRATE PROCEDURES; PROVIDING FOR DEFINITIONS, HEARINGS, FEE SCHEDULE, AND CONSISTENCY WITH CITY ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE

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

VICE MAYOR ARSERIO questioned if the fee was imposed every time someone attended a SM meeting.

CITY ATTORNEY TOLCES said yes and explained that there were certain costs associated with having that hearing and referenced that the fee schedule was on page 17 of the attachment. He informed that it was approximately 12 years ago since the fees were last revised and that the proposed increase was from \$50 to \$100. He explained that it would be up to the SM if they wanted to impose a fee if a person won their case.

VICE MAYOR ARSERIO was not necessarily a fan of raising or doubling the fee for this item and said that many people were willing to correct the violation. He indicated that when it was corrected, they would repeatedly receive multiple violations thereafter which troubled them. He referenced that the perception to the public was that they were being picked upon.

CITY ATTORNEY TOLCES advised that the fees were only imposed if the individual was not in compliance and would have to stand in front of the SM.

CITY MANAGER CURTIS informed that it was not a fee per violation but per visit to the SM.

Discussion ensued.

COMMISSIONER CAGGIANO discussed with Building Director of Building & Building Code Services, Nixon and indicated that the public did not appreciate having repaired one violation to be presented with more notices.

COMMISSIONER RUZZANO believed that Building Code Services should be reactive not proactive. He received many complaints from those who were given code violations and explained that when they stood in front of the SM and won, they would receive another one which he said should stop. He said that unless it was a major problem, he was against this Resolution as he did not believe in penalizing the residents.

MAYOR SCHWARTZ advised that the neighbors could not complain unless they disclosed their name.

Discussion ensued.

CITY ATTORNEY TOLCES read an extract that the Code Inspector could not waive anonymous complaints.

Discussion ensued.

COMMISSIONER SIMONE left the City Commission meeting at 9:22pm.

The motion failed by the following vote:

Yes: 2 - Commissioner Caggiano and Mayor Schwartz

No: 2 - Commissioner Ruzzano and Vice Mayor Arserio

Absent: 1 - Commissioner Simone

CITY ATTORNEY TOLCES explained that as the SM's procedures were consistent with the Ordinance that the City adopted, he suggested that this Resolution should be placed on the next Agenda or do a motion for consideration.

Discussion ensued.

8) DISCUSSION AND POSSIBLE ACTION

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

VICE MAYOR ARSERIO initiated this discussion due to the current political climate and changes to the gun laws. He favored the Second Amendment but voiced his concerns with open carry. He explained that the law excluded any type of carrying of weapons in a meeting of elected bodies for City business. He believed that at City meetings, there should be some form of security upon entry of the Commission Chambers for City board meetings with a metal detecting wand.

CITY MANAGER CURTIS explained that if it was the wish of the City Commission, he would work with the Police Department and the City Attorney to return with a few different levels of security measures and the cost associated with the same.

COMMISSIONER CAGGIANO definitely wanted to move forward with this safety initiative even if it was a metal detector at the front when they had meetings. He indicated that the public would probably feel safer with some sort of security measure.

COMMISSIONER RUZZANO gave a history on why the City Chambers were locked and referenced a member of the public that used to send letters to the City Commission. He said that the Police did an outstanding job but questioned whether the metal detectors would be effective and referenced whether it would be a deterrent for others from the family feel in the City.

Discussion ensued

CITY ATTORNEY TOLCES echoed City Manager Curtis' comments that they would work together with the Chief of Police to devise a policy for the City Commission to review.

MAYOR SCHWARTZ commented that for every person that Pledged the Allegiance of the flag, should listen to the words and explained that it was a country that now used violence instead of turning off the television, walking away or debating the difference.

She advised that for the forthcoming meetings pertaining to schools, personal items, such as handbags, would be prohibited from the same.

CITY MANAGER CURTIS highlighted his experience at a meeting that he attended this morning and said that it was not very intrusive.

Discussion ensued.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:39pm.

Respectfully submitted,

Transcribed by Salene E. Edwards



Jennifer M. Johnson, City Clerk

Date: 11/12/2025

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.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 850 1030 6959 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

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