



# 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, March 4, 2026

7:00 PM

Commission Chambers and Zoom.us

Webinar ID: 891 2887 4415

---

<https://us02web.zoom.us/j/89128874415>

### 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

### 1) PUBLIC DISCUSSION

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

MARGATE VOTER, MR. KRALJIC, commented about repositioning the camera for public speakers. He also requested that they should reinstate public comment over Zoom and the City's social media accounts.

PRESIDENT OF MALLORY HARBOR HOA AND CHAIR OF THE COUNCIL OF ASSOCIATIONS AT CORAL BAY, FREDERICK T. BOURDIN, celebrated 30 years living in Margate and disagreed with some of the previous public speaker's comments.

MARGATE RESIDENT who lived in Margate for approximately 25 years and was attending her first City Commission meeting. She alleged that comments she read on social media platforms and residents who she conversed with did not want another apartment in this City and referenced congestion. She praised the Margate Police Department.

MARGATE RESIDENT, DONNA L. FELLOWS, thanked the City Manager for the parking and for reviewing the crosswalk light between State Road 7 and Margate Boulevard. She also recommended that Margate needed established restaurants and referenced Flanigan's, Hooters and LongHorn Steakhouse.

MARGATE RESIDENT, TRACY VAN WINKLE, thanked the City Manager and referenced the cleanout of Southgate Boulevard Plaza. She said that the City did not need any more apartments.

MARGATE RESIDENT, ELSA J. SANCHEZ, agreed with a previous comment pertaining to the availability of Zoom comments for the residents. She hoped that they would repeat First National Girls and Women's Sports Day annually. She congratulated the Fire Department for receiving a contract with the City and also praised the Police Department and School Resource Officers for their wonderful program which helped the children.

MAYOR ARSERIO requested that Ms. Angier's time be suspended as she had some very important information to share.

CONSENSUS was given by the City Commission.

THE NORTH BROWARD HOSPITAL DISTRICT (NBHD) BOARD OF COMMISSIONERS CHAIR AND MARGATE RESIDENT, STACY L. ANGIER, discussed a flyer pertaining to a backroom deal merger by Broward Hospitals which she said was bad news for the taxpayers. She read an op-ed that was published by a Community doctor who practiced at the Memorial which addressed some inaccuracies in an opinion essay written by Kelly Skidmore.

Discussion ensued.

TONY SPAVENTO, 3194 W. BUENA VISTA DRIVE, suggested that they should be building some kind of educational complex across the street and not more apartments and said that they wanted jobs.

MARGATE RESIDENT, DIANA PERMANAN, envisaged the City to have something more productive where they would give back to the community and concurred with other comments that they did not need more apartments. She was pleased to see Commissioner Simone as a board member.

RICHARD ZUCCHINI, LAKEWOOD ON THE GREEN, encouraged residents to attend more meetings where they would establish the facts and referenced the Live Local Act.

## 2) COMMISSION COMMENTS

COMMISSIONER, ARLENE R. SCHWARTZ, discussed Homesteaded properties, referenced the hospital district and people voting against their own self interest. She voiced her concerns about property insurance.

MAYOR ARSERIO interjected and indicated that a third of Florida residents and voters were renters and forewarned that they would not benefit from this.

COMMISSIONER SCHWARTZ highlighted the ever changing development that she had seen as a 44 year Margate resident. She did not do government by Facebook and explained that she voted against building anything that had to do with apartments and rezoning on either golf courses. She voted against Coconut Creek and Banks and referenced not receiving any monies for the same in comparison to others. She sent Easter and Passover greetings to those who practiced.

COMMISSIONER, JOANNE SIMONE, highlighted the forthcoming City events. She had spoken to several residents who would like to see the City Chambers' cameras positioned to the public speakers. She asked people to stay well and be safe.

COMMISSIONER TOMMY RUZZANO, said that the residents needed to know what was happening in the City. He believed that he was the most transparent and agreed with Commissioner Simone about repositioning the cameras which he previously requested. He read a post that he uploaded to Facebook and explained why residents were disgruntled and discussed the City Commission's votes on apartments. He also highlighted issues with Code including those from residents.

COMMISSIONER SCHWARTZ said that she had asked for a Workshop on Code.

MAYOR ARSERIO discussed issues with Code and suggested if the City experiment by taking a more relaxed approach and only address residential complaints or major violations.

Discussion ensued on Code and whether they should organize a Workshop.

COMMISSIONER RUZZANO continued to detail his areas of concern in the City which included the area surrounding a disused BB&T building, Chevy Chase Plaza, the golf course and referenced changing the zoning. He discussed public safety and said that separating from Coconut Creek was the worst move and said that he had spoken to officials pertaining to a four-way merger. He referenced revenue initiatives and proposed using approximately three or four acres near Walmart and Lemon Tree Lake to build a beautiful townhome project and on Rock Island Road. He said that they have to create a happy work environment and referenced a four day work week. He said that they needed to be sensible about the downtown and explained that he could not park at the Promenade. He said that there was a broken tax system which needed to be adjusted. He forewarned that there could be a shortage of incoming funding and the City needed to be creative and forward-thinking and that he encouraged Facebook questions.

VICE MAYOR ANTHONY N. CAGGIANO sent Easter, Passover and Ramadan greetings and asked everyone to be safe and healthy.

MAYOR ARSERIO repeated his proposal of making use of the Florida Power & Light Company (FPL) easement and was aware that someone was considering utilizing it as a community parking area and potentially two nurseries who would lease some of that property which he said was a no brainer.

CITY MANAGER, CALE CURTIS, informed that if somebody was interested in utilizing that property, they could always submit a proposal to the City for review.

COMMISSIONER SCHWARTZ said that from 1999, there was an entire picture of suggestions for the FPL easement which included garden projects and parks but she did not want to see an enclosed area on that green space parking. She liked the idea of community gardens and landscaping but said that the proposals would need to be for the community.

MAYOR ARSERIO thanked City Manager Curtis and referenced that the sidewalks in Pinewalk Drive's south area had been repaired on both sides of the road and he was also impressed with the pressure cleaning from a third party contractor. He requested a child swing for Firefighters' Park and recommended a consistent weekly equipment check due to feedback pertaining to squeaks and mold. He forewarned that the Live Local Act would affect probably the entire stretch of 441 and he discussed the same. He also referenced Senate Bill 180 (SB180) pertaining to hurricanes and advised both building and zoning restrictions would be suspended for seven years. He also advised that one website was

saying from a national level, they were trying to make zoning and permitting easier as they were blaming the local cities and counties for restricting the development of homes and forewarned that as time moved, the local municipalities would have zero control and provided an example of a situation in Ft. Lauderdale.

CITY MANAGER CURTIS believed that the swing was on order.

VICE MAYOR CAGGIANO concurred with Mayor Arserio's comments on the Live Local Act and proposed changes to zoning.

Discussion ensued.

### 3) CITY MANAGER'S REPORT

There was no report.

CITY ATTORNEY, DAVID N. TOLCES, said that the bill Mayor Arserio was referring to was House Bill 979 which would be effective in the tri-county. He advised that this would affect properties that were in excess of five acres which could be next to residential development and that if the property had been designated as a brownfield or was otherwise contaminated and had been cleaned up through the state program.

### 4) 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 2026-040](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: JANUARY 21, 2026 REGULAR CITY COMMISSION MEETING @ 7PM

**APPROVED**

- B. [ID 2026-002](#) APPROVE A LICENSE AGREEMENT WITH ORIOLE CONDOMINIUM ONE CLUB, INC. FOR THE CITY TO MAINTAIN CATCH BASIN INLETS ADJACENT TO THE GOLF CIRCLE DRIVE RIGHT-OF-WAY.

**APPROVED**

- C. [ID 2026-037](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, WAIVING FORMAL BIDDING REQUIREMENTS AND APPROVING CROM COATINGS AND RESTORATIONS (CCR), A DIVISION OF CROM, LLC, AS A SOLE-SOURCE PROVIDER FOR INSPECTION, MAINTENANCE, REPAIR, AND MODIFICATION SERVICES FOR THE CITY'S PRESTRESSED COMPOSITE CONCRETE GROUND STORAGE TANKS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE

**APPROVED**

### Approval of the Consent Agenda

**A motion was made by Commissioner Schwartz, seconded by Vice Mayor Caggiano, 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

5) RESOLUTION(S)

A. [ID 2026-023](#) APPROVING APPOINTMENT(S) OF:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO THE FIVE MEMBER MARGATE BOARD OF ADJUSTMENT FOR A TERM COMMENCING MARCH 19, 2026 - MARCH 17, 2027.

MAYOR ARSERIO explained the process of selection and said that he preferred a slate.

COMMISSIONER RUZZANO questioned whether a late applicant could be considered.

Discussion ensued on a late entry.

COMMISSIONER SCHWARTZ indicated that she wanted a field added to the application as to why the applicants wanted to join a respective board.

**A motion was made by Commissioner Schwartz, seconded by Commissioner Ruzzano, that this Resolution be approved by a slate of five officers.**

**Commissioner Schwartz appointed Kandi Harris  
Commissioner Simone appointed Bradley Uribe  
Commissioner Ruzzano appointed Joao Brandao  
Vice Mayor Caggiano appointed Diana Permanan  
Mayor Arserio appointed Fred Bourdin**

**This carried as follows:**

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

B. [ID 2026-024](#) APPROVING APPOINTMENT(S) OF:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO THE FIVE MEMBER MARGATE PLANNING AND ZONING BOARD FOR A TERM COMMENCING MARCH 19, 2026 - MARCH 17, 2027.

**A motion was made by Commissioner Schwartz, seconded by Vice Mayor Caggiano, that this Resolution be approved by a slate of five officers.**

**Commissioner Schwartz appointed Elsa Sanchez**  
**Commissioner Simone appointed Joseph Eppy**  
**Commissioner Ruzzano reserved his appointment for 04/01/2026 Commission Meeting**  
**Vice Mayor Caggiano appointed Varun Ojar**  
**Mayor Arserio appointed Richard Zucchini**

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

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:48pm.

Respectfully submitted,

Transcribed by Salene E. Edwards

\_\_\_\_\_  
Jennifer M. Johnson, City Clerk

Date: \_\_\_\_\_

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: 891 2887 4415 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.

**THROUGH THE CITY'S WEBSITE:**

Go to [www.margatefl.com](http://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

**ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US**

**Instructions:**

Topic: "Margate Regular City Commission Meeting"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/89128874415>

**Telephone:**

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099