



City of Margate

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Margate, FL 33063
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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, October 8, 2025

6:30 PM

Commission Chambers and Zoom.us

Webinar ID: 821 6973 4102

<https://us02web.zoom.us/j/82169734102>

CALL TO ORDER

ROLL CALL

Present: 4 - Commissioner Tommy Ruzzano, Commissioner Anthony N. Caggiano,
Commissioner Joanne Simone and Vice Mayor Antonio V. Arserio
Absent: 1 - Mayor Arlene R. Schwartz

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) PUBLIC DISCUSSION

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

TRACY VAN WINKLE, stated she sent an email pertaining to a City Commissioner's donation to a non-profit that she indicated had been out of business for a year.

MARGATE RESIDENT, MR. KRALJIC, complained about the back-to-back City Commission meetings.

RICHARD ZUCCHINI, LAKEWOOD CIRCLE, questioned whether the Cocogate Plaza Agenda Item had been removed.

Discussion ensued.

MR. ZUCCHINI referenced more development in Margate and said that he was concerned about their safety personnel's ability to afford housing in the City and recommended setting aside inventory so that their own personnel could afford to live in Margate.

2) COMMISSION COMMENTS

COMMISSIONER, TOMMY RUZZANO, provided an update of yesterday's Planning and

Zoning (P&Z) meeting pertaining to the golf course which he said passed 2-1. He said that Broward County was becoming unaffordable and referenced that Broward County Public Schools were closing down schools and asked if the residents were going to get a break. He said that the City did a good job, had not raised their taxes in approximately seven years and commented that only one third of their revenue went back to Margate. He discussed the downtown and was concerned on the developer's proposal to build 300+ apartments which he believed was almost identical to a previous plan eight years ago. He disagreed with the proposed destruction of Ace Plaza to build housing. He suggested that a policy should be devised where future cancelled meetings should be clearly displayed.

CITY ATTORNEY, DAVID N. TOLCES, discussed the postponement of the previous P&Z meeting.

Discussion ensued.

COMMISSIONER, JOANNE SIMONE, congratulated City Clerk Office's Viveros' promotion to an Assistant City Clerk. She also congratulated the City's Advance Life Support (ALS) team for their participation in Croatia. She recommended at yesterday's Community Redevelopment Agency (CRA) meeting, a travel policy such as a standard room rate and car rental for City Commissioners who attend events such as conferences and that extra costs such as an upgrade should be deducted from the board members' personal money. She deferred to the City Manager.

COMMISSIONER RUZZANO questioned if the City paid for room upgrades.

CITY MANAGER, CALE CURTIS, was not aware of that policy.

COMMISSIONER RUZZANO discussed Commissioner Simone's suggestion pertaining to travel for the City Commission and did not believe it was required.

COMMISSIONER SIMONE disagreed with Commissioner Ruzzano and explained that it was being fiscally responsible to the taxpayers and she did not see an issue with putting together such a policy and referenced checks undertaken by the Department of Justice (DOJ). She also referenced the budget and thought she had CONSENSUS to reduce the distribution of the plaques which could be saved for special occasions and thought that Margate was the only City that presented them in wood frames which increased costs.

CITY MANAGER CURTIS sought the board's direction.

VICE MAYOR ARSERIO advised that the City Commission could be polled now.

COMMISSIONER RUZZANO thought it was a horrible idea.

COMMISSIONER SIMONE wanted to do away with the plaques.

COMMISSIONER ANTHONY N. CAGGIANO, agreed with paper certificates for adults but not for the children.

VICE MAYOR ARSERIO liked the plaques and was in support of retaining the current format. He also liked the idea of trying to find some sponsorships to offset the costs and also discussed the City Commission's \$2,000 to distribute to charities of their choice.

Discussion ensued on the City Commission's donation funds and the plaques.

COMMISSIONER CAGGIANO expressed gratitude for recognizing their fire team in Croatia and for the amazing job that they did and he discussed the same. He advised on hurricane preparedness.

VICE MAYOR ARSERIO thought Margate was a beautiful City which was run by amazing staff and discussed negative comments that were made at the City Commission meetings. He addressed Mr. Kraljic's comments pertaining to the double City Commission meetings and suggested revising the schedule to allow more time between the two.

CITY MANAGER CURTIS informed that there was an amendment to the schedule on the City's Agenda pertaining to a double meeting being proposed on December 10th.

3) CITY MANAGER'S REPORT

CITY MANAGER CURTIS informed that he should have a report by next week pertaining to security at City Commission meetings.

CITY CLERK, JENNIFER M. JOHNSON, advised that there had been a recent vacancy on the P&Z board and informed that her office was always accepting online applications. She confirmed that it was Vice Mayor Arserio's appointment who resigned.

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 2025-237](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: SEPTEMBER 3, 2025 REGULAR CITY COMMISSION MEETING, SEPTEMBER 10, 2025 CITY COMMISSION BUDGET HEARING AND SEPTEMBER 17, 2025 CITY COMMISSION BUDGET HEARING

APPROVED

- B. [ID 2025-266](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, REJECTING THE SINGLE BID RECEIVED FROM AUSTIN TUPLER TRUCKING, INC. FOR BID NO. 2025-013 - AGGREGATES, TOP SOILS, AND SANDS (CO-OP BID); PROVIDING FOR REBID AT A FUTURE DATE; APPROVING A SPECIAL 45-DAY EXTENSION OF BID NO. 2022-006 FOR THE SAME PRODUCTS, AWARDED UNDER RESOLUTION 22-072, UNTIL DECEMBER 29, 2025, OR UNTIL A NEW SOLICITATION IS RELEASED AND AWARDED; WHICHEVER OCCURS FIRST; PROVIDING FOR AN EFFECTIVE DATE.

APPROVED

- C. [ID 2025-271](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, AUTHORIZING THE ADMINISTRATION TO NEGOTIATE AN AGREEMENT WITH THE TOP RANKED FIRM, MBR CONSTRUCTION, INC.; PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) 2025-010 - DESIGN/BUILD FOR CENTENNIAL PARK REDEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE

APPROVED

- D. [ID 2025-275](#) RESOLUTION - APPROVING AND ACCEPTING AN AGREEMENT AND FUNDING FROM THE OFFICE OF THE ATTORNEY GENERAL, BUREAU OF ADVOCACY AND GRANTS MANAGEMENT, VICTIMS OF CRIME ACT (VOCA) GRANT IN THE AMOUNT OF \$51,530.00 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026, TO FUND THE CITY OF MARGATE POLICE DEPARTMENT'S FULL-TIME VICTIM ADVOCATE POSITION; PROVIDING FOR EFFECTIVE DATE.

APPROVED**Approval of the Consent Agenda**

A motion was made by Commissioner Simone, seconded by Commissioner Caggiano, to approve the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Mayor Schwartz

5) RESOLUTION(S)

- A. [ID 2025-261](#) RESOLUTION - APPROVING AMENDED SPECIAL MAGISTRATE PROCEDURES; PROVIDING FOR DEFINITIONS, HEARINGS, AND CONSISTENCY WITH CITY ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE

CITY ATTORNEY, DAVID N. TOLCES, confirmed that the fees were not increasing and procedures were being amended to bring it in line with the Code of Ordinance revisions which the City Commission had previously adopted.

A motion was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, to approve this Resolution.

VICE MAYOR ARSERIO explained why he was not a fan of raising the fees.

The motion carried by the following vote:

Yes: 3 - Commissioner Caggiano, Commissioner Simone and Vice Mayor Arserio

No: 1 - Commissioner Ruzzano

Absent: 1 - Mayor Schwartz

- B. [ID 2025-262](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, AMENDING A REGULAR CITY COMMISSION MEETING DATE FOR CALENDAR YEAR 2025.

CITY MANAGER CURTIS confirmed that due to scheduling conflicts, the second meeting is changed in November and the December 3rd meeting would be moved to December 10th.

A motion to amend was made by Commissioner Caggiano, seconded by Vice Mayor Arserio, to amend the second Regular Commission meeting on December 10th to 7:15pm.

VICE MAYOR ARSERIO explained the reason why the City was changing the schedule.

Discussion ensued.

MR. ZUCCHINI thought that two years ago, there was CONSENSUS that the City should implement digital event signs.

COMMISSIONER RUZZANO was not thrilled on the changes to the meetings.

Discussion ensued.

The motion carried by the following vote:

Yes: 3 - Commissioner Caggiano, Commissioner Simone and Vice Mayor Arserio

No: 1 - Commissioner Ruzzano

Absent: 1 - Mayor Schwartz

- C. [ID 2025-272](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WITH CONDITIONS A TEMPORARY USE PERMIT FOR HILDEBRAND AMUSEMENT RIDES, INC., FOR PERMISSION TO HOLD 'THE FAIR AT MARGATE' AT 1000 NORTH STATE ROAD 7, FROM NOVEMBER 21, 2025 THROUGH DECEMBER 7, 2025; PROVIDING FOR AN EFFECTIVE DATE

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

COMMISSIONER SIMONE explained that she received an email with a Facebook post, called Margate Fair, advertising this event in advance which she thought was very bold and could not understand why the City Commission would even approve the same as she thought it demonstrated a total disrespect to the board. She said that although she was not in favor of the fair, she recommended a deposit from the fair owner of \$150,000 which she indicated was the usual amount for the Police detail.

VICE MAYOR ARSERIO invited the applicant's Attorney to the podium as he had some questions. He voiced his concerns about noise levels to residents who were in close proximity of the fair and referenced the clown or the heckler. He explained that he wanted to make a motion to implement a deposit as opposed to a bond.

JOSHUA D. RYDELL LAW OFFICE, JOSHUA RYDELL, 111 SW 6TH ST, FORT LAUDERDALE, introduced himself. He said that on the weekday and the non-Thanksgiving week, the applicant, Mr. Bast, would switch that sound off at 10:00pm.

A motion to amend, was made by Vice Mayor Arserio, to do the \$150,000 deposit in the City's Escrow.

MR. RYDELL said that he would outline in the initial TUA, which was for the purpose of the rental payments only as they had to come before the City Commission for the purpose of the Police and Fire Services. He said that if the City wanted the pre-payment, then \$100,000 was due on November 21st which coincided with the initial rent payment and if it was the will of the City Commission that they want the additional money. He had seen bills in the last five years of operating two fairs per year and informed that his applicant had paid the Police Department approximately \$1,500,000 in overtime. He had the authority of his client to offer an additional \$25,000 due on December 1st.

CITY ATTORNEY TOLCES said that he did not want to confuse the numbers and advised Mr. Rydell to discuss the Police's contribution as the CRA monies had already been confirmed.

Discussion ensued.

MR. RYDELL confirmed that he was offering \$125,000 for the Police and Fire Department and explained that the applicant provided trailers for their interim periods and tried to go above and beyond for the comfort level of any first responders that was working.

CITY ATTORNEY TOLCES understood that Mr. Rydell's response to the \$150,000 was that his client would be willing to pay the Police and Fire a deposit of \$100,000 by no later than November 21st which would be at the same time that they would be paying \$25,000 to the CRA. He also clarified that a second \$25,000 deposit for the Police and Fire would be made on December 1st at the same time they were paying the second \$25,000 deposit to the CRA. He informed that the fair's proposed schedule was November 21st through to December 7th.

Discussion ensued.

VICE MAYOR ARSERIO clarified that if the applicant did not make the payment, the fair would be closed which he was fine with.

Discussion ensued on payments, interest on late payments and cancelling the event due to forecasted bad weather.

A motion to amend, was made by Vice Mayor Arserio, seconded by Commissioner Caggiano, for the first deposit of \$100,000 on November 21st and a second deposit of \$25,000 due on December 1st at 4:00pm as otherwise, the fair would shut down. The payment for any additional funds would be made no later than 30 days after receipt of the invoice for Police and Fire services and if it was not paid, then the maximum interest rate allowed by law.

COMMISSIONER SIMONE expressed her disbelief that this motion would be adhered to and could not understand why these negotiations would be considered. She also repeated her concerns that the applicant was advertising an event that had not formally been agreed.

Discussion ensued.

COMMISSIONER CAGGIANO believed that it would be less argumentative with the applicant by putting the money up front.

MS VAN WINKLE suggested that they should re-watch the CRA meeting as she believed the \$150,000 was supposed to be deposited before the opening day.

VICE MAYOR ARSERIO informed that the hours were set by the CRA who owned the property and this Item pertained to securing funds for Police and Fire.

CITY ATTORNEY TOLCES confirmed that the City was allowing for a waiver to be later than the CRA.

MARGATE RESIDENT, ELSA J. SANCHEZ, read a statement expressing her disappointment and frustration about the City's decision in reference to the upcoming fair.

MR. KRALJIC alleged that in 2023, a previous Chief of Police suggested pre-payment of Police detail. He was against monster trucks and continued to read a statement detailing the applicant advertising the fair before approval and not meeting payments by the deadline.

MR. ZUCCHINI spoke against the fair which he believed was a horrible look for the City and voiced his concerns on potential traffic issues.

LAUREN BERACHA, PARADISE GARDENS, agreed with everything that was said before her and advised the City Commission to look out for the best interests of the residents.

MARGATE RESIDENT, NINA CULVER, could hear noise from previous fairs after 11:00pm and also referenced the noise ordinance.

COMMISSIONER CAGGIANO lived opposite the site of the fair for a year and said that he did not hear the noise.

GARY L. WILDER, 6943 NW 27TH CT, recommended closing the fair at 10:00pm and believed that the money should be paid upfront. He suggested working on a compromise between the City, the fair and the residents.

A motion to amend was made by Commissioner Simone that the fair closed at 10:00pm every night. This failed for a lack of second.

VICE MAYOR ARSERIO advised that one of his concerns was the amplified sounds which they were informed would be switched off at 10:00pm so the loud noises that were heard by Ms. Culver would not continue after that time although the fair would operate until closing time.

CITY ATTORNEY TOLCES informed that the Police Department had the ability to enforce the City's noise Ordinance and the fair could operate until the respective closing times which was confirmed by the CRA.

CITY MANAGER CURTIS explained that the applicant would essentially be in violation of their temporary use permit if the amplified sound went beyond 10:00pm.

Discussion ensued on whether the fair "could be" shut down if the applicant did not adhere to the Ordinance.

COMMISSIONER RUZZANO sought clarification that the Item included the amendment.

The motion as amended carried by the following vote:

Yes: 3 - Commissioner Ruzzano, Commissioner Caggiano and Vice Mayor Arserio

No: 1 - Commissioner Simone

Absent: 1 - Mayor Schwartz

6) PUBLIC HEARING(S)

A. [ID 2025-258](#) CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR THE COCOGATE DEVELOPMENT

CITY ATTORNEY TOLCES explained that this Item was scheduled for a Public Hearing this evening but this morning, they received a request from the applicant to continue the same to November 5th City Commission meeting. He advised the City Commission to make a motion to this effect.

Discussion ensued.

A motion was made by Commissioner Caggiano, seconded by Commissioner Simone, to continue the consideration of the development agreement for the Cocogate development to the City Commission meeting scheduled for November 5th at 6:30pm. This carried as follows:

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

Absent: 1 - Mayor Schwartz

ADJOURNMENT

There being no further business, the meeting adjourned at 9:13pm.

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.

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