



# City of Margate

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## Meeting Minutes City Commission Workshop

*Mayor Tommy Ruzzano*  
*Vice Mayor Arlene R. Schwartz*  
**Commissioners:**  
*Anthony N. Caggiano, Lesa Peerman, Joanne Simone*

*Interim City Manager Samuel A. May*  
*City Attorney Douglas R. Gonzales*  
*City Clerk Joseph J. Kavanagh*

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Wednesday, June 7, 2017

6:00 PM

Commission Chambers

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### CALL TO ORDER

**Present:** 4 - Commissioner Anthony N. Caggiano, Commissioner Joanne Simone, Vice Mayor Arlene R. Schwartz and Mayor Tommy Ruzzano  
**Absent:** 1 - Commissioner Lesa Peerman

In Attendance:

Interim City Manager Samuel A. May  
City Attorney Douglas R. Gonzales  
City Clerk Joseph J. Kavanagh

### 1) PRESENTATION(S)

ITEM C WAS HEARD PRIOR TO ITEM A.

**C. [ID 2017-391](#) COMMERCIAL DEVELOPMENT AND IMPACT FEES**

*MAYOR RUZZANO mentioned charging \$1 per square foot Commercial Impact Fee for companies coming into Margate.*

*VICE MAYOR SCHWARTZ noted that the City previously had Residential Impact Fees, which she was still in favor of. She clarified that included apartments.*

*MAYOR RUZZANO said that would be included and he asked the City Attorney for clarification.*

*CITY ATTORNEY DOUGLAS R. GONZALES said that the apartment complexes could be under multi-family. He cautioned that when deciding whether there would be additional Impact Fees, the fees had to be related to the type of development being discussed. He explained that in the past, the City had a School Impact Fee for two developments that were bringing in a lot of school age children.*

*VICE MAYOR SCHWARTZ added that there was also an Impact Fee towards parks to be built or for additional use of the existing parks.*

*CITY ATTORNEY GONZALES said that he wanted to make sure there was the appropriate nexus to tie in the proposed Impact Fee with the type of development being discussed.*

MAYOR RUZZANO reiterated that he felt \$1 per square foot seemed reasonable. He noted that currently Police and Fire Impact Fees were being paid.

CITY ATTORNEY GONZALES stated that Traffic Impact Fees also were paid and went to Broward County when the initial platting was done and a traffic study was performed. He said that the fee was paid based on the anticipated generation of traffic on the property. He added that Water and Sewer Impact Fees were also paid.

VICE MAYOR SCHWARTZ clarified that the School Impact Fee would be in addition to Police and other Impact Fees.

COMMISSIONER CAGGIANO mentioned a prior discussion about power lines underground rather than in the air, which he felt made sense.

MAYOR RUZZANO said that Coconut Creek charged an Impact Fee for underground power lines.

COMMISSIONER CAGGIANO felt that should be done.

VICE MAYOR SCHWARTZ felt that \$1 square foot would not pay for that.

COMMISSIONER CAGGIANO said that he was referring to adding the fee.

VICE MAYOR SCHWARTZ explained that if dedicating fees to underground power lines, the City needed to be ready to fund the rest of the cost.

MAYOR RUZZANO said that would cost millions. He questioned whether if adding the Impact Fees, it could be done retroactively by going back to anyone without a permit.

CITY ATTORNEY GONZALES said that it must go forward in time. He did not feel that the fee could be imposed on something that was already in progress, but it would apply going forward to new projects.

ASSOCIATE CITY PLANNER ANDREW PINNEY explained that when projects started the process of review at the Development Review Committee (DRC) the Engineering Department provided an estimate of the Impact Fees based on what the Site Plan showed, but that was not actually paid until the Building Permit was issued. He said that the project would have to go through DRC, Final Site Plan approval and would have to go before the Commission if there was a special exception. He noted that there was a lot of process between the initial estimate at DRC and when the permit was finally issued.

MAYOR RUZZANO stated that if starting the process, it should be started as soon as possible.

CITY ATTORNEY GONZALES agreed that an Ordinance with two readings would be needed as soon as June 21st.

CONSENSUS was given to direct the City Attorney to proceed.

**A. ID 2017-382** PARKING STANDARDS

MAYOR RUZZANO said that he wanted to look into revising the Code or getting out of the Transit Oriented Corridor (TOC) in the future. He felt that the TOC was not a benefit to the City, and Hollywood, Miramar were the only other Cities involved with the TOC. He stated that the TOC had rules pertaining to being within 25 feet of U.S. 441. He said

that if not in the TOC, building could be done with a setback. He noted that the only downfall was that Florida Power and Light (FPL) would be able to widen the road if it wanted to. He explained that being in the TOC the parking was two parking spaces per unit and it had to be below the Code.

VICE MAYOR SCHWARTZ asked for clarification of the TOC and whether it was a Broward County initiative.

ASSOCIATE CITY PLANNER ANDREW PINNEY explained that it was a regional initiative. He said that support was received from the Broward Metropolitan Planning Organization (MPO) that directed Florida Department of Transportation (FDOT) improvement money. He added that there was support from the South Florida Regional Planning Council (SFRPC), and that two staffers were hired to assist with the TOC Land Use Initiative in 2006 and 2007. He said that they also assisted with creating the zoning designations in 2007 and 2008. He explained that there were a number of Cities that might call it something other than TOC, such as a Local Activity Center (LAC), Regional Activity Center (RAC) or Transit Oriented Development (TOD). He said that there were a number of mixed use urban development land use designations throughout the County and was pretty popular.

VICE MAYOR SCHWARTZ asked the value of abutting the sidewalk, such as with Arbor View, and why it would be aesthetically pleasing or good for the residents or anyone else. She said that she would have like intra-city roads like Coral Springs had with a berm, which was visually pleasing. She felt that Arbor View was a boxed monstrosity and did not understand why the City would find that aesthetically pleasing.

ASSOCIATE PLANNER PINNEY explained that planning was a process and that direction was taken from policy makers. He said that the TOC design was to support the use of mass transit. He stated that MPO had a long range plan of putting light rail up and down State Road 7, and in order to facilitate that, development in the area had to support that. He explained that to make it easy on the transit riders, buildings were brought up to the road so they did not have to traverse a 400 foot wide parking lot, such as with WalMart.

COMMISSIONER CAGGIANO said that he received a phone call today from a 23 year Margate resident and an Architect who could not believe what the City was doing. He added that his friend had a townhouse in an area where the neighbors were very angry because they wanted better turning lanes, rather than more cars blocking the roads for turning.

ASSOCIATE PLANNER PINNEY said that when Walgreens was being built there was a discussion about the turning lanes. He noted that the issue was the alignment of the intersection that limited the number of turn lanes.

CITY ATTORNEY DOUGLAS R. GONZALES explained that the purpose of the TOC was that the County had a plan for every City to join. He said that had the Cities done so, the U.S. 441 Corridor would have looked a specific way. He stated that currently when driving up and down U.S. 441, there were some properties that had parking in front. He said that the intent of the TOC was to widen the sidewalks to provide an additional two to three feet all the way through Broward County to enable people to walk or ride bicycles on the sidewalks. He stated that the buildings would look the same, with the bottom floor being the commercial development with more commercial and/or residential upstairs. He noted that all the parking would be behind the buildings and not be seen from the roadway, but from neighborhoods behind the TOC. He said that the grand design was to enable better access for transportation and to make the Corridor uniform and look the same. He explained that when all the Cities did not join in, it fell

apart.

ASSOCIATE PLANNER PINNEY further clarified that the end game was to get people to not be dependent on their vehicles and that they could have alternative means of transportation to get across town.

COMMISSIONER CAGGIANO said that when traveling east to west was an issue.

VICE MAYOR SCHWARTZ mentioned that New York City had everything looking the same and was uniform.

COMMISSIONER CAGGIANO felt that New York had different building styles.

ASSOCIATE PLANNER PINNEY said that the TOC offered a Code which limited the size, such as one to four stories in the Corridor with buildings from one to six stories in the Gateway and two to eight stories in the City Center. He noted that in the old Zoning Code, there was a height limitation of 100 feet, but the TOC was eight stories not to exceed 112 feet. He said that it provided flexibility.

MAYOR RUZZANO felt that the TOC handcuffed the City.

ASSOCIATE PLANNER PINNEY said that he was not advocating, but only sharing his experience. He explained that when submitting Comprehensive Plans to the State and the County, a Trips Analysis was done based on the maximum use of what was being proposed. He noted that a mixed use development such as the TOC had a friendlier Trips Analysis versus a typical suburban. He stated that going back to a suburban type development would cause changes to how the Trips were analyzed and State Road 7 might become eight lanes or there might be a flyover at Atlantic Boulevard. He said that it could become like a highway rather than a main commercial corridor.

INTERIM CITY MANAGER SAM MAY clarified that Associate City Planner helped plan the trip, but did not tell you where to go. He said that elected officials needed to tell the Staff where to go and what direction to go in.

MAYOR RUZZANO stated that people were moving out of the City due to the congestion. He said that the Commission would give Staff direction at a later meeting.

ITEM E WAS HEARD PRIOR TO ITEM B.

E. [ID 2017-393](#) ARCHITECTURAL BOARD

MAYOR RUZZANO spoke about having an Architectural Board.

VICE MAYOR SCHWARTZ clarified that she was asking for standards, because the City had no architectural standards. She mentioned an article about the Coral Springs City Hall and City Center. She noted that the City would discuss what they wanted the buildings to look like and how they expected them to be built. She said that when looking at Arbor View, she realized the City had zero standards and individuals could build whatever they wanted.

COMMISSIONER CAGGIANO said that he would like to see a color palette.

VICE MAYOR SCHWARTZ stated that only Davie had standards to have buildings with Western décor.

COMMISSIONER CAGGIANO asked what motif the City wanted.

VICE MAYOR SCHWARTZ said that it was not for a motif, but for a nice look.

MAYOR RUZZANO explained that currently there was nothing to do about what the buildings looked like; therefore, he felt that an Architectural Review Board was needed.

CITY ATTORNEY DOUGLAS R. GONZALES said that the Pancake House was not allowed to have the blue roof and had to change the roof to meet the requirement. He noted that there were various styles the City could look into, such as Mediterranean, South Beach Style and Art Deco. He suggested having a dedicated Workshop.

VICE MAYOR SCHWARTZ suggested having some experts present.

COMMISSIONER CAGGIANO stated that he wanted his City to be visually attractive. He mentioned some houses and the hideous colors.

INTERIM CITY MANAGER SAM MAY asked whether the Commission wanted Staff to move forward with parameters for establishing an Architectural Board and Standards. He noted that it would be an Advisory Board and that Standards would have to be established first. He clarified that the Board would review projects to make sure they were based on the Standards selected by the Commission.

MAYOR RUZZANO said that he did not want the City to have a reputation for scaring businesses away, because the Standard was contemporary and the Fish Restaurant was nautical.

INTERIM CITY MANAGER MAY stated that the standard would have to be met.

VICE MAYOR SCHWARTZ suggested looking at Coral Springs and she only wanted things to be aesthetically pleasing.

INTERIM CITY MANAGER MAY said that he would come back with something for the Commission and the discussion could be continued at a later time.

ITEM F WAS HEARD PRIOR TO ITEM B.

F. [ID 2017-378](#) CITY COMMISSION PLAQUES

MAYOR RUZZANO said that the Commission had agreed to discuss the plaques at a Workshop.

COMMISSIONER CAGGIANO said that he was stunned that the plaques cost \$13.30. He felt that people were spending thousands of dollars to open a business in the City, and he was stunned that the plaque for \$13.30 was even a discussion.

MAYOR RUZZANO said that he was in favor of the plaques. He felt that it was very special for the students and he wanted to continue giving them.

VICE MAYOR SCHWARTZ said that she went to three presentations at the schools and noticed that some of the awards were given on paper certificates, but they also gave ribbons with medals from Edco Trophy. She asked whether the plaques could be picked up locally, rather than paying for shipping of the plaques.

CITY CLERK JOSEPH J. KAVANAGH said that quotes were received for the plaques, and the cost with shipping was cheaper than local vendors.

MAYOR RUZZANO asked about the account.

CITY CLERK KAVANAGH said that the account for plaques was currently \$3,600. He noted that the total cost for special items, such as the engraved clocks for 30 year recognitions, cost between \$300 to \$400. He noted there were other special items that could not be planned for in advance that came from the same account.

MAYOR RUZZANO stated that there was prior discussion regarding having the departments that were receiving proclamations or plaques budget for them.

CITY CLERK KAVANAGH said that was decided at the last Commission meeting on May 17, 2017, which would be done moving forward. He felt that a reasonable estimate was \$300 to \$400.

COMMISSIONER SIMONE stated that the plaques were not necessary at all. She said that \$4,000 might not seem like much; however, there were discussions about going into the Reserve Fund. She said that the Commission should set an example and though it was a nicety, it was not necessary. She did not know of many other Cities that did that. She felt that the wood frame did not make the certificate, but the certificate presented to the child at a meeting was what it was about. She suggested that it was about the writing on the paper and the child would be just as proud to receive the certificate in a sleeve. She noted that the parents could then put it in a plaque. She felt that it was an unnecessary expense and mentioned giving plaques to entire Baseball Teams.

MAYOR RUZZANO mentioned giving them to the Soccer Team.

COMMISSIONER SIMONE said that if giving it to the Baseball Teams and not the Soccer Team was not right, which was why she agreed; however, she felt it should have been given in a sleeve rather than a plaque. She noted that she attended a Grand Opening in Coral Springs and the presentation was provided in a sleeve and not a plaque.

MAYOR RUZZANO felt that it made Margate stand out above other Cities. He noted that Impact Fees might bring in a million dollars; therefore, he did not see why \$5,000 could not be spent on the plaques. He stated that the plaque preserved the certificate.

COMMISSIONER SIMONE reiterated that it was up to the parents to provide the frame and not up to the City.

COMMISSIONER CAGGIANO said that it was a difference of opinion as to whether to provide the paper versus the plaque. He noted that his daughter loved her plaque. He stated that some families could not afford to provide the plaque. He said that businesses were paying a lot of fees and taxes and investing in the City; therefore, the City should spend the \$13.30 for the plaque. He felt that was horrendous.

COMMISSIONER SIMONE stated that the Commission overspent on things and was asking the residents to increase their Fire Assessment Fees by \$75; however, the Commission was not willing to give up the expense of the plaques. She said that the Commission needed to do less spending on things they wanted and think more about the residents.

MAYOR RUZZANO stated that people in Margate loved the plaques.

COMMISSIONER CAGGIANO said that the Fire Assessment Fees and the plaques were two different pots of money and could not be equated.

COMMISSIONER SIMONE said that it all came from City funds.

MAYOR RUZZANO said that if wanting to redevelop the City to make it better the revenue must be increased.

COMMISSIONER SIMONE reiterated that putting the certificate in a wood frame did not make it special.

VICE MAYOR SCHWARTZ asked how much was spent on plaques for proclamations for outside agencies, such as Women in Distress.

CITY CLERK KAVANAGH estimated that it would be approximately 24 to 36 plaques a year. He noted that some agencies did not require a plaque and requested the certificate be mailed.

VICE MAYOR SCHWARTZ said that there could be a savings of approximately \$1,000 by eliminating the plaques for outside agencies. She noted that if the additional \$25,000 Homestead Exemption went through, taxes would decrease.

COMMISSIONER CAGGIANO said that he was in favor of the plaques.

COMMISSIONER SIMONE said that she wanted to eliminate a lot of the plaques.

VICE MAYOR SCHWARTZ said that she did not mind giving plaques to some organizations who received them year after year; however, she did not want to eliminate the plaques from the children.

CITY CLERK KAVANAGH said that he could provide some research on pricing for the current model of plaques used. He added that the plaques used were rather thick and were wood particle board designed to appear as real wood. He suggested there might be another option using a modern material or a black acrylic, or some type of frame or plaque with a cost savings.

VICE MAYOR SCHWARTZ noted that previously presentations were done in acrylics and agreed that maybe something else could be used that was cheaper.

COMMISSIONER SIMONE mentioned that the Dollar Store even had nice frames for \$1 rather than spending \$13.

COMMISSIONER CAGGIANO stated that if less expensive plaques could be found that looked decent, he had no problem with changing.

CITY CLERK KAVANAGH said that he would have his Staff do some research and report back to the Commission.

**B. [ID 2017-390](#) COMMERCIAL DEVELOPMENT AND ELEVATOR REQUIREMENTS**

ITEM B WAS NOT DISCUSSED.

**D. [ID 2017-392](#) SPECIAL EXCEPTION PROCESS AND PROCEDURES**

ITEM D WAS NOT DISCUSSED.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:52 PM.

*Respectfully submitted,*

*Transcribed by Carol DiLorenzo*

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*Joseph J. Kavanagh, City Clerk*

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

DRAFT