



# City of Margate

5790 Margate Boulevard  
Margate, FL 33063  
954-972-6454  
www.margatefl.com

## Meeting Minutes Regular City Commission Meeting

*Mayor Anthony N. Caggiano*

*Vice Mayor Tommy Ruzzano*

*Commissioners:*

*Antonio V. Arserio, Arlene R. Schwartz, Joanne Simone*

*City Manager Samuel A. May*

*Interim City Attorney Goren, Cherof, Doody & Ezrol, P.A.*

*City Clerk Joseph J. Kavanagh*

---

Wednesday, January 30, 2019

7:00 PM

Commission Chambers

---

### CALL TO ORDER

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

In Attendance:

City Manager Samuel A. May

Interim City Attorney James A. Cherof

City Clerk Joseph J. Kavanagh

### PLEDGE OF ALLEGIANCE

[ID 2018-757](#) HAZEL SABOL, 3RD GRADE, MARGATE ELEMENTARY

### 1) PRESENTATION(S)

- A. [ID 2018-743](#) HOME OF THE MONTH - JANUARY 2019  
(Sal and Teresa Ramis, 6901 Southgate Boulevard)

### ATHLETES OF THE MONTH

VICE MAYOR TOMMY RUZZANO introduced Boy Scout Troop 497.

- B. [ID 2019-013](#) MALANA MCCLOSKEY - ALL STAR COMPETITIVE CHEERLEADING

### 2) COMMISSION COMMENTS

MAYOR ANTHONY N. CAGGIANO discussed the new structure of Commission Comments.

COMMISSIONER JOANNE SIMONE highlighted the Sounds at Sundown and Groove+Green events.

COMMISSIONER ANTONIO V. ARSERIO explained that he had the opportunity of touring the Waste Management recycling facility in Pembroke Pines. He highlighted the problem of contamination of recyclable waste.

Discussion ensued on recycling.

COMMISSIONER ARLENE R. SCHWARTZ advised that they could not discuss the City Attorney position unless it was an Agenda item and said that she would like it added to the next Commission Agenda.

Discussion ensued.

The Commission unanimously agreed to add the City Attorney update to the next Agenda.

VICE MAYOR TOMMY RUZZANO referenced Facebook and thanked Mr. Rob Reiner for attending the meeting. He discussed the intersections in Margate, spoke about the problem with traffic. He spoke about a \$10,000,000 Bond that was passed by the City in November 2018 for Park improvement projects and referenced beautification in the City. He asked the Mayor if they could have a Workshop pertaining to the Bond and discussing City projects. He mentioned turf fields.

PARKS AND RECREATION DIRECTOR MICHAEL JONES advised that he was still in the research phase but said that to date, any allegation or study that had looked at the carcinogens and crumb rubber was no greater a health concern than what you would put on your BBQ grill. He explained that the federal government had done a major study which was due to be released in early 2019.

Discussion ensued.

MAYOR CAGGIANO said that he would welcome a Workshop on the Park Bond projects.

Discussion ensued on setting up a Workshop and the artificial turf.

The Commission unanimously agreed to hold a future Workshop pertaining to Bonds.

VICE MAYOR RUZZANO discussed Oriole Gardens III potential St Patrick's Day Parade and said that they requested the schools and community to get involved. He discussed November's Referendum election pertaining to for the Fire Chief and Police Chief. He asked if the Commission could have a Workshop with Coconut Creek pertaining to the Fire contract and also the Fire Chief's position when the current Chief retired.

MAYOR CAGGIANO said that he would discuss the respective Workshops with the Interim City Attorney.

VICE MAYOR RUZZANO questioned whether the new Fire Chief would have to sign a three-year contract.

CITY MANAGER SAMUEL A. MAY said that he would have to look at the job requirements.

VICE MAYOR RUZZANO recommended that the canals in Margate get cleaned up.

COMMISSIONER SCHWARTZ discussed a situation pertaining to a rat infestation of a neighbor in Margate.

MAYOR CAGGIANO said that both the City Manager and Interim City Attorney were

actively working on the rodent problem at the moment.

INTERIM CITY ATTORNEY JAMES A. CHEROF confirmed that a report would be going back through the City Manager to the Commission within a couple of days.

Discussion ensued.

MAYOR CAGGIANO highlighted the Sounds of Sundown event.

### 3) PUBLIC DISCUSSION

ARTHUR J. KRELL, 6117 EDWARDS ROAD discussed that his property was illegally abated.

VICE MAYOR RUZZANO explained that they set policy but did not enforce the policy.

Discussion ensued.

VINCENT G. BONVINO, 7640 PINEWALK DRIVE SOUTH, said that he sent an email to the City Commission on January 3rd and discussed the soil testing at 13th Floor Homes and changing the Zoning Code.

ANN MARIEVECCHIONE SCHAEFER, 6750 NW 22ND STREET discussed a problem with a buffer wall at Lennar Homes which had made her homeless. She explained that Mr. Richard Nixon advised that there were not providing any temporary Certificate of Occupancies (CO) until the buffer wall was complete. She pleaded that they should release their home and stop the construction.

BUILDING DIRECTOR RICHARD NIXON indicated that the Lennar Corporation had known about this issue since November 2018. He explained that it was agreed in a recent meeting with the City Manager and Assistant City Manager that no temporary COs would be issued after November 30th, 2019 until they met the requirements of building the perimeter wall. He advised that they also met with the Attorney from Lennar who was very well informed and that Lennar continued doing what they were doing. He said that he was not sure how Lennar were closing on houses without COs or Temporary Certificates of Occupancy (TCO) but said that enforcing the Florida Building Codes, the City Ordinances and their Codes were part of his business. He said that he had repeatedly asked Lennar staff and associates to get this taken care of but it had not been addressed.

Discussion ensued.

COMMISSIONER SCHWARTZ recommended that they stop Lennar from building and closing on properties.

Discussion ensued.

VICE MAYOR RUZZANO suggested that the Director of Building should block any contractors going into the Lennar project tomorrow. He said that if anyone who tried to enter the property should be arrested. He advised that the City Manager and the Building Director have the ability to stop the project.

**A motion was made by Vice Mayor Ruzzano, seconded by Commissioner Arserio, to stop the Lennar project on January 31, 2019.**

INTERIM CITY ATTORNEY CHEROF advised that the Commission could not direct a Department Head to take specific action from a Commission meeting dais. He understood that they want the City to be as aggressive as legally possible and that he would meet with staff the following day to lay out a plan for doing that.

VICE MAYOR RUZZANO stated that the damage had already been done and that he repeated his stance to direct the City Manager to stop the project.

INTERIM CITY ATTORNEY CHEROF explained that the Vice Mayor's motion was out of order and that he could not direct that to happen as that there were procedures and laws in place that had to be examined and protected.

Discussion ensued.

BUILDING DIRECTOR NIXON advised that he could cancel all of the inspections that Lennar Homes had scheduled and not allow further inspections until the issue was resolved. He explained that he had to review all of the documents in the packet to see if they qualified for a TCO. He said that they would eventually stop construction.

CITY MANAGER MAY explained that the City did not have a contract with Lennar and that they would have their attention the following day.

MAYOR CAGGIANO advised that they would do everything within the power of law to alleviate this travesty.

CITY MANAGER MAY forewarned that if there was a failed roof or electrical inspection, they would not be able to issue that CO on January 31st.

Discussion ensued.

RODRIGO ESCOBAR, ADDRESS UNKNOWN explained that they were also experiencing problems with Lennar as it was their first house. He said that they had been living in a hotel since December 18, 2018 that they were supposed to close on November 17, 2018 and that he had just found out today about the wall. He pleaded for help to get his house.

Discussion ensued.

CIVIL ENGINEER FOR LENNAR PROJECT, JAY HUEBNER explained that they had an original wall and they were denied the permit due to the City having an existing waterline adjacent to it. He said that the City requested Lennar to move the wall to avoid a waterline which they tried to do but was rejected for several other reasons. He said that the City advised them to modify their site plan by moving and changing the wall to avoid their waterlines. He said that they had submitted site plan approvals and modified other requests from the Police Department. He said that they received documentation from the Building Director that they did not like the landscape plan. He said that Lennar Homes were doing something about it but the City did not want to issue a permit on an original wall as they did not like the conflict with the waterline. He indicated that the wall issue should have been built five months ago but the location of the wall was the reason for the

delay. He said that they should allow those people to move in as there was nothing wrong with their homes.

Discussion ensued on the water pipe and the Development Review Committee (DRC).

LESA B. PEERMAN, 6921 NW 4TH PLACE said that they needed to direct the City Manager to grant the TCO pertaining to Lennar Homes and then let the Building Department deal with the wall on their own. She said that they did not need to make a motion.

COMMISSIONER SIMONE asked the Interim City Attorney's about this vote.

INTERIM CITY ATTORNEY CHEROF repeated that he thought that the motion was out of order as the Commission did not have the power or authority to stop a project.

Discussion ensued.

**The motion carried by the following vote:**

**Yes:** 3 - Commissioner Arserio, Commissioner Schwartz and Vice Mayor Ruzzano

**No:** 2 - Commissioner Simone and Mayor Caggiano

MARIE J. KENNEDY, 7620 NW 28TH STREET discussed the Carolina Club properties pertaining to 13th Homes and also discussed small portions of recreational land. She also spoke about the Bond and Park improvements.

VICE MAYOR RUZZANO said that he supported those residents 100 percent and that he would fight for them.

CHARLIE ARTNER, 6631 NW 22ND COURT discussed development in the City and also spoke on 13th Floor Homes.

NORTH LAUDERDALE PANTHERS VICE PRESIDENT JENNIFER PLACID presented the City of Margate with an Appreciation Award. She thanked the Parks and Recreation Director for all his help.

GRANT R. O'DONNELL, 3011 HOLIDAY SPRINGS BOULEVARD, #205 appreciated all the help from the City workers and also reiterated what Mr. Artner discussed about the 13th Floor Homes.

ROBERT J. HANNER, 3168 BAYBERRY WAY queried about the Lennar Project. He discussed the 13th Floor presentation which he attended. He also discussed a permit issue pertaining to an air-conditioning unit.

MAYOR CAGGIANO requested the City Manager to advise the Building Director to discuss the permit issue with Mr. Hanner after the meeting.

CHRISTOPHER A. SNYDER, 2741 SW 81st WAY, DAVIE discussed 13th Floor Homes' recent meetings and illustrations.

MS. PEERMAN referenced the last meeting and said that the Mayor ran the meeting and made the rules.

Discussion ensued.

JULIE JONES, 7871 NW 1ST STREET commended the City Manager, Parks and Recreation and everyone who was involved in the WinterFest. She discussed the behavior during the November 2018 elections.

Discussion ensued.

PETER A. BEAUDOIN, 6608 SW 7TH STREET shared pictures of a car that hit his house. He also discussed speeding problems on SW 7th Street and said that they were looking at getting the speed reduced and requested if someone could look at the intersections. He indicated that the Police Department was fantastic when called out.

CITY MANAGER MAY requested that Mr. Beaudoin give the information to Chief of Police Shaw.

Discussion ensued on the speed limit.

#### 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. Anyone wishing to comment on any item on the Consent Agenda should approach the podium now. Each speaker is limited to three (3) minutes.

- A. [ID 2019-004](#) RESOLUTION - APPROVING FY 2017-2018 LAND AND WATER CONSERVATION FUND (LWCF) GRANT AGREEMENT: LW686 / 12-00686 SOUTHGATE PARK PROJECT WITH A CITY MATCH OF \$200,000; PROVIDING FOR AN EFFECTIVE DATE.

**APPROVED**

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

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

#### 5) CITY MANAGER'S REPORT

CITY MANAGER MAY publically introduced the Director of Human Resources, Laurie Meyer.

DIRECTOR OF HUMAN RESOURCES, LAURIE MEYER said she was truly excited to join the City and looked forward to serving the residents, Commission, administration and all of the employees.

**6) RESOLUTION(S)**

- A. [ID 2018-765](#) APPROVING RULES OF PROCEDURE AT MARGATE CITY COMMISSION MEETINGS FOR 2019.

**A motion was made by Commissioner Simone, seconded by Commissioner Schwartz, that this Resolution, be discussed.**

MAYOR CAGGIANO advised that there was a single word change from "discussion" to "comments".

VICE MAYOR RUZZANO asked what the difference was between Public Comment and Public Discussion.

Discussion ensued.

RICHARD ZUCCHINI, 380 LAKEWOOD CIRCLE E, #B said that he disagreed and that it was the only opportunity for the public to have a discussion with the Commission and that they were also looking for feedback.

MR. ARTNER referenced an earlier discussion pertaining to Lennar Homes and said that would be construed as a personal problem which would not be allowed under the new rules. He also discussed about removing the yielding of time.

Discussion ensued on the yielding of time.

MS. PEERMAN said that it was the Mayor to decide if someone was asking a question or making a comment.

MANNY LUGO, 1129 EAST RIVER DRIVE said that the rules did not make sense and said that it was undemocratic for limiting the Public's concerns.

COMMISSIONER SCHWARTZ discussed the history on yielding of time.

INTERIM CITY ATTORNEY CHEROF explained that Roberts Rules gave the Commission and the Chair lots of flexibility to deal with unique situations.

Discussion ensued on yielding of time.

ELSA J. SANCHEZ, 6930 NW 15TH STREET agreed that the meetings should run in a proper manner and said that it was important for the Commissioners to be able to participate. She also discussed the yielding of time at a previous meeting.

**The motion failed by the following vote:**

**Yes:** 2 - Commissioner Simone and Mayor Caggiano

**No:** 3 - Commissioner Arserio, Commissioner Schwartz and Vice Mayor Ruzzano

Discussion ensued.

- B. [ID 2018-766](#) APPROVING RULES OF CONDUCT OF THE PUBLIC AT PUBLIC MEETINGS FOR 2019.

**A motion was made by Commissioner Simone, seconded by Commissioner Schwartz, that this Resolution, be discussed.**

MAYOR CAGGIANO said it was similar to the last item.

Discussion ensued.

MR. ZUCCHINI said that he agreed with Commissioner Simone that it was a waste of time discussing this Item. He also spoke about applauding during the Commission meeting.

MS. PEERMAN explained that what they allowed that behavior three years ago which was still continuing. She said that prior to that, there were no personal attacks or residents attacking residents.

**The motion carried as follows:**

**Yes:** 3 - Commissioner Simone, Commissioner Schwartz and Mayor Caggiano

**No:** 2 - Commissioner Arserio and Vice Mayor Ruzzano

- C. [ID 2019-003](#) RATIFYING COLLECTIVE BARGAINING AGREEMENT WITH THE BROWARD COUNTY POLICE BENEVOLENT ASSOCIATION (LIEUTENANTS AND CAPTAINS) FOR THE PERIOD FROM OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2021; PROVIDING FOR EFFECTIVE DATE.

**A motion was made by Commissioner Arserio, seconded by Commissioner Simone, that this Resolution be approved. This carried by the following vote:**

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

- D. [ID 2019-007](#) RESCINDING THE AUTHORIZATION TO NEGOTIATE GRANTED BY RESOLUTION 18-099 PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) 2018-020 - DESIGN/BUILD CITY OF MARGATE DOG PARK PROJECT; TERMINATING CURRENT NEGOTIATIONS AND REJECTING ALL SUBMISSIONS RECEIVED FOR THE RFQ; DIRECTING THE ADMINISTRATION TO EXPLORE AN ALTERNATIVE METHOD OF ACQUISITION; PROVIDING FOR AN EFFECTIVE DATE.

**A motion was made by Commissioner Simone, seconded by Commissioner Arserio, that this Resolution be approved.**



ANNE BLATT, 6775 NW 17 STREET said that she was a big enthusiast of Dog Parks and that there was a large segment of the community that would enjoy a park that welcomed dogs.

MR. ZUCCHINI said that he was a dog lover but had concerns about liability for the City. He questioned if the Dog Park would have to be supervised and whether other cities charged for the use of their respective Dog Parks.

CITY MANAGER MAY explained that the current plans were for the Dog park to be unmanned but maintenance would be involved.

INTERIM CITY ATTORNEY CHEROF advised that liability was a sensitive issue and would defer to the City's Risk Manager.

VALERIE PERRY, 6812 DOGWOOD LANE said that although she was not opposed to the Dog Park, she was greatly opposed to the dollar value that was attached thereto. She also referenced improvements to Firefighter's Park.

VICE MAYOR RUZZANO said that the theory was to build the Dog Park and remove the parking lot.

Discussion ensued about the parking lot and the cost of the Dog Park.

MS. PEERMAN explained that the Commission promised them a Dog Park next to Firefighter's Park 15 years ago.

VICE MAYOR RUZZANO advised that they were voting to rescind the numbers as they were too high. He said that this project could have been undertaken in-house and did not see any reason why the park should cost of \$400,000. He said that he was for the Park but not for the price.

COMMISSIONER ARSERIO said that he wanted to see the Park progress but had concerns about the cost.

Discussion ensued.

**The motion carried by the following vote:**

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

- E.** [ID 2019-010](#) APPROVING THE RECLASSIFICATION OF ONE (1) EXISTING VACANT MECHANIC III POSITION TO A MECHANIC II POSITION IN THE PUBLIC WORKS DEPARTMENT.

**A motion was made by Commissioner Simone, seconded by Commissioner Arserio, that this Resolution be approved. The motion carried by the following vote:**

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

## 7) DISCUSSION AND POSSIBLE ACTION

**A. [ID 2019-008](#)** REQUEST TO WAIVE PERMIT FEE FOR SOUTH EAST PARK - TUFF START FOOTBALL TOURNAMENT EVENT.

EXECUTIVE DIRECTOR OF TUFF START INC., 6852 WEST ATLANTIC BLVD JENAYA REHMAN said that they were hosting their second Battle at the Bottom of the Spring tournament. They said that they were looking to expand their program and host their event at Southeast Park. She showed a video from their event last year.

MAYOR CAGGIANO said that he attended last year's event in Coral Springs, was amazed by the strong support and said that she should keep up the good work.

COMMISSIONER ARSERIO said that he had attended one of their previous events which he strongly supported. He said that he would love to see this event in Margate.

COMMISSIONER SIMONE said that they had a great organization. She indicated that she was not in favor of giving waivers but was aware that they had done it for other organizations. She said that she had asked the City Manager for a cost of all the waivers who they had given to other organizations over the last two years but learned that there was no record keeping of the cost. She requested that they implement a database or record for future waivers.

CITY MANAGER MAY said that they would do that.

Discussion ensued on waiving field fees for other events.

PARKS AND RECORDS DIRECTOR JONES clarified that record keeping did exist but that it had not been tracked. He referenced that in the last 12 months, the Special Olympics Softball team came before the Commission with a fee waiver approved when they wanted to practice at Oriole Park.

Discussion ensued.

VICE MAYOR RUZZANO said what they were doing was great and he had no problems with it.

**A motion was made by Commissioner Arserio, seconded by Vice Mayor Ruzzano, to approve to waive the permit fee of \$1,180 for Tuff Start Inc for a football tournament event on March 3rd, 2019 for the use of Southeast Park. This carried by the following vote:**

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

**B. [ID 2019-009](#)** REQUEST TO USE CITY LOGO AND SPONSORSHIP OPPORTUNITY - BROWARD COUNTY WATERWAY CLEANUP.

**A motion was made by Commissioner Schwartz, seconded by Commissioner**

**Arserio, that this Item be discussed.**

COMMISSIONER ARSERIO said that she was in favor of this Item and said that the information was very vague. He said that he was comfortable with a \$500 site sponsor at Veterans Park.

VICE MAYOR RUZZANO said that he agreed with Commissioner Arserio.

COMMISSIONER SCHWARTZ requested that they go to both directions on the C-14.

COMMISSIONER ARSERIO said that it came to his attention that the City had a boat and suggested that it would be great if it could be used for show of support during the event.

COMMISSIONER SIMONE referenced other cities and sponsorship and explained that she was not in favor of an additional \$500 as she believed that they were getting recognition through this foundation and that other cities were doing the same.

**A motion was made by Commissioner Arserio, seconded by Vice Mayor Ruzzano, to allow use the City logo and support a site sponsorship opportunity for the Broward County Waterway Clean-up in the amount of \$500.**

COMMISSIONER SCHWARTZ indicated that on the cover letter, the City was not asked for sponsorship.

Discussion ensued.

**The motion carried by the following vote:**

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

**No:** 1 - Commissioner Simone

**C. [ID 2019-015](#) RESIDENTIAL PARKING ISSUES.**

VICE MAYOR RUZZANO thanked them for adding this Item to the Agenda and said that he received numerous phone calls on a weekly basis concerning parking issues. He said that they were trying to make the City more attractive. He indicated that Paradise Gardens had signs in their neighborhood stating "no parking" and that the streets were perfect to drive through. He stated that the Codes in their City need to be enforced. He recommended that parking should only be permitted on concrete, paved surface or that the residents should adhere to what was in the Code.

MAYOR CAGGIANO referenced the "no parking" signs in Paradise Gardens and asked the City Manager whether that was something that was originally there or whether it was introduced as time went by.

CITY MANAGER MAY believed that Paradise Gardens III had that parking sign from the beginning.

Discussion ensued on Paradise Gardens I and III.

MS. SANCHEZ explained that she was the Board President for Paradise Gardens III and that they allowed parking on one side of the street during the day but from midnight to 6:00am, any cars that were parked on the road were towed away. She indicated that residents were initially issued with warning stickers on their motor vehicles but it did not work. She advised that if cars were parked at the Clubhouse between midnight and 6:00am, they also got towed away. She said that parking on the grass was also prohibited.

Discussion ensued on the procedure of the towing company.

COMMISSIONER ARSERIO discussed restrictive covenants. He said that he agreed with Vice Mayor Ruzzano and that they needed to address cleaning up the City. He recommended doing a Workshop on parking and said that he was in support of changing some of the parking regulations.

MAYOR CAGGIANO said that he agreed with Commissioner Arserio. He said that a Workshop was in order and that it was critical to receive input from the Police Department, City Manager and City Attorney.

COMMISSIONER SCHWARTZ advised that in 2000, a Professor from the Department of Urban Development of Florida Atlantic University (FAU) was hired by the City to look at the parking problem. She recommended that if they were organizing a Workshop, they needed to see a copy of the Professor's report and recommendation of 18 years ago.

VICE MAYOR RUZZANO explained that one of the reasons he moved to Margate was due to the parking and indicated that there were restrictions in neighboring cities. He said his solution was that they should use the \$1,000,000 from Broward County pertaining to a Waste Management settlement and give it to residents. He recommended that those residents who wanted to extend their driveway, that the funds could be used for grants for and that they could partially pay a proportion of it. He also discussed a suggested by Mr. Zucchini pertaining to using three competitive contractors and that residents could apply for a grant for doing their driveway.

MAYOR CAGGIANO asked the City Manager to revert back to the Commission with potential dates for setting up a Workshop pertaining to parking.

RICHARD BROWN, 6695 SW 6TH STREET said that they were fortunate to have very big yards in his neighborhood but there was still parking concerns. He said that there was difficulty in enforcing citations.

Discussion ensued.

MR. ARTNER said that he agreed with Mr. Brown and said the problem was they did not enforce the parking rules. He also discussed parking issues and speeding in his area.

CHIEF OF POLICE, JON SHAW explained that they had a couple of different variances of civil citation. He said that there were two different types of parking enforcement which was Florida State statute which could be enforced with a ticket. He said that the majority

of their parking was enforced by their Code violation where they were given notice, had 10 days to correct it and that the Code Officer returned to do a re-inspection. He advised that if the violation was corrected, there was no further action but failing that, it would go to a Special Magistrate's hearing where they could start accruing fines.

Discussion ensued on civil citation pertaining to parking.

**D. [ID 2019-016](#) MINIMUM LOT SIZE AND ROADWAY STANDARDS.**

DEVELOPMENT SERVICES DIRECTOR, ROBERT J. MASSARELLI explained that he was doing a PowerPoint presentation pertaining to the last City Commission meeting where Mr. Artner provided a recommendation of changing the minimum lot size and roadway width. He referenced a table from this presentation and said that it described all of the zoning districts which consisted of both Single Family and Multi Family. He referenced the PowerPoint and said that number one was the least restrictive in terms of lot size that required a 10,000 square feet for a Single Family. He referenced two Zoning Districts with asterisks by them for R1C and R1D which were not in the current Zoning Code. He said that the Transit Oriented Corridor (TOC) had a minimum lot size of 10,000 square feet for a range of one house to 25 units per acre which should not be looked at as a true Single Family lot. He said that the Planned Unit Development (PUD) gave the greatest flexibility as there were no minimum lot size requirements. He said that the Comprehensive Plan had identified a variety of land uses. He defined the term Planned Residential Community (PRC) as a small lot development.

Discussion ensued on PRC and Community Development District (CDD).

DEVELOPMENT SERVICES DIRECTOR MASSARELLI explained that the Comprehensive Plan had a variety of land use destinations on its R3, 4, 5, 7, 10, 12, 14, 15, 16, 17, 20 and 25 which were the number of units per acre. He advised that the R20 and R25 were more Multi-Family oriented. He said that there were other things in the Comprehensive Plan that they needed to use as a guidance as to what the minimum lot size should be. He advised that they have to look at all the other elements of the Comprehensive Plan and that they could not cherry pick one item from that Plan. He said that under their housing element, they had an objective to facilitate production of adequate and affordable housing with existing population. He also spoke about new housing development, housing types, densities, pricing levels, affordable housing and mixed use policies. He advised that the reason why they were discussing the Comprehensive Plan was that they had to be consistent with Broward County's Comprehensive Plan. He continued reading through the terms pertaining to the Comprehensive Plan including how it affected municipalities and future land uses.

Discussion ensued on the Comprehensive Plan, planning for growth and affordable housing.

DEVELOPMENT SERVICES DIRECTOR MASSARELLI explained about the minimum road pavement standards and referenced a green book from Florida Department of Transport (FDOT) who set the minimum lane widths. He said that the FDOT identified local streets as being 10 feet wide.

Discussion ensued on sufficient affordable housing under the Comprehensive Plan.

DEVELOPMENT SERVICES DIRECTOR MASSARELLI indicated that the FDOT's standards on paving for a local street was 10 feet wide from curb to curb. He advised that street parking was prohibited in the Broward County Land Development Regulations. He said that it was very important to note that with the lane width, the narrower the street,

the slower the traffic moved. He said that when there was parking on the side of road, it was a traffic common device as people had to slow down. He forewarned that if they widened the road and also had no parking on the road, this would result in higher speed traffic, accidents and fatalities which was proved by statistics.

Discussion ensued on parking and minimum lane width.

DEVELOPMENT SERVICES DIRECTOR MASSARELLI questioned that if it was the Commissioner's desire to change the minimum lot size, he recommended addressing that in the Comprehensive Plan update.

MR. ARTNER thanked them for looking at this proposal. He referenced Mr. Massarelli's table from the PowerPoint presentation for all the zonings and also discussed his recommendations on the lot sizes. He also questioned about plans for growth and discussed parking.

Discussion ensued on Mr. Artner's recommended lot sizes.

MR. ZUCCHINI suggested that this Item should come up in front of the Planning and Zoning (P&Z) Board. He also said that he had previously discussed about the width of the street but was met with no response. His recommendation for the street width should be expanded to 32 feet which would allow four car width at 8 feet. He said that this would give sufficient room for cars to be parked on both sides of the street and have two cars pass each other. He also referenced the building lot which he suggested should be discussed by the P&Z Board.

GOLD COAST BUILDERS ASSOCIATION PRESIDENT, JAY HUEBNER explained that their organization looked out for any potential changes to local government Codes that may have adverse impacts to the industry as a whole. He said that he had no objection on Mr Massarelli's Comprehensive Plan. He discussed the pavement width and parking and said that this was discussed nationally. He also discussed affordable housing projects which he had worked on for various cities in South Florida.

Discussion ensued on Arbor View and parking.

## ADJOURNMENT

There being no further business, the meeting adjourned at 12:40am.

Respectfully submitted,

Transcribed by Salene E. Edwards

\_\_\_\_\_  
Joseph J. Kavanagh, 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.

[Appendix A – Zoning – Section 3.3] 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.