



City of Margate

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

Meeting Minutes City Commission Workshop

Mayor Tommy Ruzzano
Vice Mayor Arlene R. Schwartz
Commissioners:
Antonio V. Arserio, Anthony N. Caggiano, Joanne Simone

City Manager Cale Curtis
City Attorney Janette M. Smith
City Clerk Joseph J. Kavanagh

Thursday, June 4, 2020

4:00 PM

Virtual Meeting

<https://us02web.zoom.us/j/89196320700>

CALL TO ORDER

ROLL CALL

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

Commissioner Anthony N. Caggiano attended via Zoom

Commissioner Joanne Simone attended via Zoom

Commissioner Antonio V. Arserio attended via Zoom

Vice Mayor Arlene R. Schwartz attended via Zoom

Mayor Tommy Ruzzano attended in person

City Manager Cale Curtis attended in person

City Attorney Janette M. Smith attended via Zoom

City Clerk Joseph J. Kavanagh attended in person

MOMENT OF SILENCE - INVOCATION

PLEDGE OF ALLEGIANCE

1) PRESENTATION(S)

A. [ID 2020-187](#) MARGATE 2.0

MAYOR TOMMY RUZZANO introduced the meeting by explaining that they were going to have a presentation for Margate's 2.0 and gave the City Commission the option of having a question and answer session during or at the end of the presentation. He provided an update on his participation in a Zoom meeting that he had earlier that day with the Broward League of Cities new president, Traci L. Callari. He highlighted that the Greater Fort Lauderdale Alliance/Broward County wanted to promote businesses in Broward and

they came up with a catchphrase of Save Our Broward or Save Our Business (SOB). He said that a School Board meeting would occur in mid-June and advised the public to contact them for any information. He said that the School Board was not going to open up the schools during the Summer and he was advised by Mayor Beam Furr to promote the City's camp programs and he also referenced the use of Parks.

ASSISTANT CITY CLERK JENNIFER M. JOHNSON read a statement pertaining to the City's virtual public meeting pursuant to the Sunshine Law and Florida Governor DeSantis' Executive Order.

MAYOR TOMMY RUZZANO advised that on June 30th, the Governor's Executive Order for virtual meetings was going to be lifted unless something was done about it.

CITY MANAGER CALE D. CURTIS introduced Michelle Mellgren who was online to provide a presentation.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MICHELE C. MELLGREN explained that she had been working on this as a group effort and introduced team members Jeff Katims and Kaitlyn Forbes. She recapped on details from their February 2020 presentation and confirmed that they had removed the Transit Oriented Corridor (TOC) at the request of the City Commission. She referenced that there were two documents in the Comprehensive Plan which were goals, objectives and policies and the other contained supporting documents in the Data Inventory Analysis (DIA). She said that they were going to go through the goals, objectives and policy, so that they could show them what changes they had made to meet their directive. She explained that once that had been accomplished, they would return and make the necessary changes and that they would provide the entire goals, objectives and policies document. She indicated that there were seven goals including the TOC and that the other six were housekeeping items. She said that they would concentrate on goal seven which was the TOC and they were going to change that name to Activity Center (AC). She repeated that they were going to focus on what would be the former TOC and thereafter, they were going to address three issues and requested that the City Commission provide policy direction. She continued with her presentation on the objectives and advised on the background and proposals.

MAYOR RUZZANO referenced the removal of the TOC and questioned if they could strike out the name.

Discussion ensued on the name change, land use and zoning.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued with her PowerPoint presentation on policies to support the objective and said that they were going to present a concept of an AC masterplan which would serve as a guide for future development. She reiterated that anything that was struck through such as the TOC was to be eliminated and anything underlined was a proposal to add. She continued to explain the Comprehensive Plan and stated that some of the language was a requirement of Broward County.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL JEFFREY N. KATIMS advised on the maximum intensity of a column which was the most relevant on the PowerPoint presentation on the total amount of development.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN confirmed that 555 rooms could not be exceeded and clarified that 35 acres was for recreation and open

space only in the AC area.

Discussion ensued on the number of rooms and units permitted in the downtown area, recreation areas and a Comprehensive Plan amendment.

DEVELOPMENT SERVICES SENIOR PLANNER ANDREW PINNEY interjected by clarifying that those numbers were for the entire TOC designation and as Ms. Mellgren mentioned, it was a snapshot of when they adopted it in 2007. He explained that they had been accounting and making adoptions ever since then. He also indicated that Mayor Ruzzano was accurate and that they did not have 3,000 available in the TOC and that they were down to approximately 300 or 400.

Discussion ensued on the Comprehensive Plan amendment on the 1,800 units and policy 7.1.3.

DEVELOPMENT SERVICES SENIOR PLANNER PINNEY requested a scrivener's amendment to be applied to an Ordinance for the numbers to go from 3,000 to 1,849.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS confirmed that the numbers were not consistent with the way that they were added up and that the same could be amended.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued with her PowerPoint presentation and referenced the change in language with the removal of the TOC which was changed to AC.

Discussion ensued on the scrivener's error and language.

VICE MAYOR ARLENE R. SCHWARTZ referenced the change in language from mixed use to mixes of uses.

Discussion ensued on the language.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS addressed the language and explained that they were not promoting mixed use but they would allow residential and existing residential areas or within a mixed use development. He indicated that they could always go back and look at the totalities of all the policies to avoid a mixed message.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN suggested that they could change the clause by saying "exclusively residential buildings shall be discouraged."

Discussion ensued on mixed use and removing the clause.

COMMISSIONER ANTHONY N. CAGGIANO concurred with the Vice Mayor and said that although it may be discouraged, it did not sound like they had the ability to say no. He also liked the idea of adding the clause that it could be discouraged. He questioned whether they still had freedom or whether it would affect other areas of the AC.

Discussion ensued.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued with her PowerPoint presentation and referred a policy where 15 percent of all residential units

within the AC would be provided as affordable housing. She advised that this was a requirement by Broward County and that there was no way around it.

Discussion ensued on the audit that changed numbers and referenced Arbor View and Toscana.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued with her PowerPoint discussion and highlighted areas of the policy where she had recommended the removal of language. She also discussed what new policies they had created.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS interjected by explaining that after talking with staff about the AC masterplan, they wanted to provide some high level guidelines and direction for development within the same until such a time when it was developed.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN discussed the terms of language within the policy and referenced using the word "should" instead of "shall".

Discussion ensued on development on State Road 7 and NW 31st Street, language contained within the policies and creating a new list for the future redevelopment.

DEVELOPMENT SERVICES SENIOR PLANNER PINNEY referenced number one on Policy 7.2.1. that specifically pointed out major intersections on State Road 7 with arterial roadways. He referenced Broward County's Metropolitan Planning Organization (MPO) and highways classification map and explained that Margate Boulevard was not an arterial roadway. He described the implication could be that the most intense development should be concentrated around points of major intersections of State Road 7 and arterial roadways and that they were pushing away the most intense development off of Margate Boulevard and State Road 7 in the policy.

Discussion ensued on the Policy and whether they should re-word it to exclude Margate Boulevard.

COMMISSIONER JOANNE C. SIMONE said that they would need to change the language on the policy to include Margate Boulevard as she believed that was one of the most intense developments should it occur on Margate Boulevard and that it should not occur on State Road 7 and NW 31st Street.

Discussion ensued on the Policy decision.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued her PowerPoint presentation on language pertaining to the policy and referenced the words of "should be", "shall be" and "maybe."

Discussion ensued on the language pertaining to number nine on residential, commercial and mixed use and development on Margate Boulevard.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS suggested the rewording on number nine to address the City Commission's concern on how residential uses should be developed as necessary to support non-residential uses.

Discussion ensued on the language and Principal Katims' suggestion on the number nine

policy.

CONSENSUS given by the City Commission to change the language on number nine of the policy.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued to go through the language of the policy.

Discussion ensued on point number 14 including water retention areas.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued to go through the language of the policy.

Discussion ensued including transportation, Code and parking ratios.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS explained that as they were reshaping the AC, they would have to go to the Broward County's Planning Council to submit the entire future land use element for re-certification. He explained that in order for the amended element to be legally effective, it would have to be determined to have been consistent with the Broward County land use plan.

Discussion ensued including rules pertaining to the TOC's parking and the Broward County's land use plan.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS explained the time frame set for this project and that they could send a draft to the Planning Council for a courtesy review which could be addressed thereafter before they adopted anything. He advised that they would have to do two hearings on any plan amendments and after the First hearing, they would have to send it to Tallahassee for a 30-day review and changes could be made during that period based on the Planning Council's feedback.

Discussion ensued.

PRESIDENT MELLGREN continued to go through the language of the policy and changes that she had made.

THE MELLGREN PLANNING GROUP, INC., URBAN DESIGNER AND PROJECT MANAGER KAITLYN FORBES presented a masterplan concept in the DIA and was seeking feedback from the City Commission. She requested a vote or direction on the preferred development patterns in terms of single families, multi families, mixed and non-mixed and also to distinguish on renovations versus redevelopment.

Discussion ensued.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN discussed the proposals which Project Manager Forbes had discussed. She said that they were not proposing to put this in the goals, objectives and policies but to reference it and throughout the policy that it would be a consensual graphic that would live in the volume of the DIA that was non-adopted. She explained that this would give them the opportunity to change it from time to time with the understanding that the language they put in the Comprehensive Plan would have to go through a formal process to change it and that it would not be a Resolution. She asked the Commission for their thoughts on this juncture.

Discussion ensued.

THE MELLGREN PLANNING GROUP, INC, MANAGING PRINCIPAL KATIMS referenced the parking that was discussed earlier and said that there was no specific requirement as it was a "such as" type policy and read details on the same.

Discussion ensued on the parking policy.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN continued on the PowerPoint presentation and discussed flex units and asked the City Commission if they wanted the density which was available.

Discussion ensued on flex units.

CONSENSUS was given by the City Commission that they were happy with how the flex units were currently set.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN questioned if the City Commission wanted to preserve the neighborhoods and AC or make them available for redevelopment. She explained that when the TOC boundaries were created, they were stretched to include existing established residential neighborhoods on the edges of it which was for the purpose of including more density in the TOC.

Discussion ensued including single family homes in the area and Applegreen.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN talked about staff meeting in the City Manager's Office to discuss the conceptual masterplan in more detail with each Commissioner to allow them some time to form an opinion. She advised that if the staff saw that there was a great difference of opinion, they could also bring this back for a discussion at the dais prior to the transmittal hearing.

MAYOR RUZZANO said that he was in favor of saving single family homes but had concerns in other areas.

DEVELOPMENT SERVICES SENIOR PLANNER PINNEY clarified that they did have the authority to make amendments at the transmittal hearing but it would be a smother process if direction was provided before.

MAYOR RUZZANO questioned the City Commission for feedback.

Discussion ensued.

VICE MAYOR SCHWARTZ agreed with the Mayor on saving the single family homes and questioned whether redevelopment would be a plus for the City in certain areas.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN confirmed that they would collaborate and devise a policy that would fully articulate what they were trying to achieve. She asked for confirmation of whether the current Central Business District (CBD) aligned with their vision of the location of a downtown. She referenced a map on a Power Point slide and questioned whether it depicted what they envisioned the downtown would be or whether they should have a different boundary.

Discussion ensued on what areas were included and excluded from what was illustrated on the map and the boundary and property owned by the CRA and the downtown area.

COMMISSIONER CAGGIANO said that he would definitely want to expand into the north side of Coconut Creek Parkway and also add the plaza that was on the South East corner.

MAYOR RUZZANO said that he would expand up to the Margate/Coconut Creek border going east.

Discussion ensued including the liquor licensing rules for Margate and on the expansion.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN referenced a graphic in the Comprehensive Plan. She questioned Development Services Senior Planner Pinney whether there was any reason why it could not be removed from the Comprehensive Plan and reference it instead to allow more flexibility.

DEVELOPMENT SERVICES SENIOR PLANNER PINNEY confirmed that it would be great and that it would be a policy that referenced the same. He said that it would also explain what occurred in the CBD and then a map could be placed on the boundary in the DIA which was similar to the AC masterplan.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN confirmed that it would provide them with more flexibility and that they could contract and expand it as they see fit. She questioned the City Commission on where the most intense development would go and referenced Margate Boulevard and State Road 7 arterial which was discussed earlier.

MAYOR RUZZANO explained that the word "intense" had different meanings and referenced a map illustrating a plaza on Coconut Creek Parkway on a mixed use project which he would have no problem with. He said that he would prefer to see the downtown as shopping, dining and waterways to that effect. He said that the more intense building would be to the north part of the downtown project and the blue area of the map.

Discussion ensued on mixed use and the definition of "intense" and "intensity".

COMMISSIONER ANTONIO V. ARSERIO said that he would be a fan of mixed use if it was commercial up above. He explained that the only issue would be that commercial space was trending not as popular as before and now with social distancing, he questioned whether there would be a high demand for all that space. He indicated that if they had to allow mixed use, he would be fine with restaurants and shopping down below and commercial up above.

Discussion ensued.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN referenced a policy that was previously discussed and reiterated that more intense uses should be located on State Road 7's intersections with arterial roadways. She explained that Development Services' Senior Planner advised that Margate Boulevard was not an arterial roadway and that the City Commission wanted more intense uses in that location. She questioned whether they wanted more of a home time flavor in that area and more intense uses at the intersections. She also questioned Development Services Senior Planner Pinney if that was what they were asking for.

DEVELOPMENT SERVICES SENIOR PLANNER PINNEY questioned whether it was consistent with the previous policy that was drafted. He was most concerned about their

definition of mixed use as the industry standard of mixed use meant residential plus non-residential and suggested that they come up with a different term to avoid confusion.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN said that she would defer them to put this in their Land Development Code.

Discussion ensued on mixed use and mixes of use and examples of an arterial roads.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN listed the next steps of changes that they were going to make as discussed at this meeting:

- They were going to pull the central business district graphic out of the Comprehensive Plan so that it was not adopted in its current plan which would give the City flexibility.
- There would be some one-to-one meetings with the City Commission to talk about some final policy issues.
- They would be supplying both the City Commission and staff with the rest of goals, objectives and policies and the changes were largely grammatical cleanup, accuracy or a consistency with State law which did not really have any policy changes.
- They would put all the TOC goals, objectives and policies together which would be shared with the City Commission.
- They would be provided with a DIA support document which did not contain any policies which was a collection of factual information as well as some statistically data that was required by State law to be in there.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN said that staff would be meeting with them and then provide the feedback to Mellgren, they will do all the clean-up and they would submit it sometime between now and the Planning and Zoning (P&Z) Board hearing on August 4th. She said that she would submit it to the Planning Council staff for a courtesy review and see what would happen. She explained that after the P&Z meeting, it will go to the first of two meetings on August 19th.

MAYOR RUZZANO said that August 4th was when this Item was set to be put on the P&Z meeting and that the City Commission extended the Board positions until the end of August. He asked the City Commission to keep that in mind as they may want them to address it earlier and forewarned that there would be people making a decision on this Item that may not be sitting on the Board in September.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN indicated that they may have a problem if they extended the P&Z hearing until a new board was seated. She explained that it was their overarching goal when they put together this very aggressive schedule so that they could get it to the City Commission for adoption for the first week of November.

MAYOR RUZZANO informed that the City Commission would have to make the decision on whether they want to appoint their Board members earlier or let the current Board members dictate what was going to happen for Margate's future and indicated that they would handle it internally.

CITY ATTORNEY JANETTE M. SMITH explained that they were going to have a

Resolution for the advisory Board members on June 17th which had not yet gone before the City Commission. She indicated that if they wanted to consider this before that date for a further decision, they could work together with the City Manager.

Discussion ensued.

THE MELLGREN PLANNING GROUP, INC., PRESIDENT MELLGREN clarified that they would be receiving more documents in the next few weeks and the appropriate person would summarize what those documents were and what they created. She asked if this could be reviewed, to provide the staff with their comments and they would amend or answer questions as appropriate. She questioned if they were reasonably satisfied with what they have done with the TOC with a caveat of having to make it through the Planning Council and whether they had accomplished their directive.

MAYOR RUZZANO agreed but explained his concerns. He thanked everyone who had participated.

Discussion ensued.

COMMISSIONER CAGGIANO thanked the Mellgren group for getting this to them. He also thanked Development Services Senior Planner Pinney for his input.

CITY CLERK JOSEPH J. KAVANAGH indicated that they had nine people in the chat but nobody had their hand raised for a public comment.

MAYOR RUZZANO asked the City Commission if they had any comments to submit.

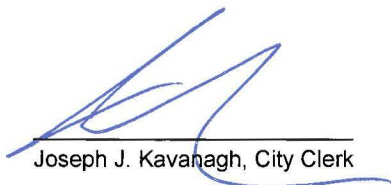
Discussion ensued including the request for a map and the expansion of the downtown area.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:43pm.

Respectfully submitted,

Transcribed by Salene E. Edwards



Joseph J. Kavanagh, City Clerk

Date: 8/21/2020

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.

One or more members of the City of Margate advisory boards may be in attendance and may participate at the meeting.

MARGATE CITY COMMISSION WORKSHOP FINDINGS AND PROCEDURE FOR VIRTUAL PUBLIC MEETING

The Margate City Commission ("MCC") is holding a virtual public hearing on Thursday, June 4, 2020 at 4:00 p.m. This statement explains the MCC's findings related to the need to hold the virtual public meeting, and the ability of the public to access the virtual public meeting.

The MCC's findings and procedure for the virtual public meeting are as follows:

- Pursuant to Governor DeSantis' Executive Orders 20-51 and 20-52, in which the Governor declared a public health emergency and a state of emergency, there is a recommendation to limit public gatherings.
- On March 20, 2020, Governor DeSantis issued Executive Order 20-69, suspending the quorum requirements for public meetings held by a local government body, and the requirement that a local government body must meet at a specific public place.
- Consistent with the authority contained in the Governor's Executive Orders, and in order to ensure the health, safety, and welfare of the MCC's clients and employees, the MCC finds that it is in the best interest of the MCC to hold this virtual public meeting.
- Therefore, the MCC will be holding this virtual meeting through the use of electronic communication. Members of the public are invited to join the MCC meeting by accessing the meeting through this link: <https://us02web.zoom.us/j/89196320700> or can listen in via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 - Webinar ID: 891-9632-0700
- A copy of the Agenda for this Virtual Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.
- Any comments related to any item on the agenda can be submitted to the MCC via the following e-mail address: JJKAVANAGH@MARGATEFL.COM

INSTRUCTIONS FOR PARTICIPATING IN THE CITY OF MARGATE'S VIRTUAL CITY COMMISSION WORKSHOP

THURSDAY, JUNE 4, 2020 AT 4:00PM

THROUGH THE CITY'S WEBSITE:

Go to 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 website address

THROUGH COMCAST CHANNEL 78:

If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

PRIOR to the start of the meeting, email Public Comments to JJKAVANAGH@MARGATEFL.COM (all public comments that are three (3) minutes or less will be read into the record.)

ALTERNATE OPTION FOR VIEWING AND PARTICIPATING IN THE MEETING:**THROUGH ZOOM TECHNOLOGY:**

Instructions for Attendees\Participants:

Topic: "Virtual City Commission Workshop"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/89196320700>

Telephone:

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

US: 1-669-900-6833 or 1-929-205-6099 or 253-215-8782 or 301-715-8592 or 312-626-6799 or 346-248-7799

Webinar ID: 891-9632-0700

To virtually raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If going through mobile (phone/tablet) app, to raise hand select "Participants", then see option to raise hand.
3. On the computer users should click "Participants" then see option to raise hand
4. Once you have been selected to speak, you will be prompted to unmute your device or stay muted.