

# MARGATE COMMUNITY REDEVELOPMENT AGENCY BOARD

## REGULAR MEETING

March 9, 2022

### MINUTES

#### Present:

Joanne Simone  
Antonio V. Arserio  
Arlene Schwartz  
Anthony Caggiano, Vice Chair  
Tommy Ruzzano, Chair

#### Also Present:

Cale Curtis, Executive Director  
Larry Vignola, Assistant Executive Director  
David Tolces, Weiss Serota Helfman Cole & Bierman

The regular meeting of the Margate Community Redevelopment Agency having been properly noticed was called to order at 7:00 p.m., on Wednesday, March 9, 2022, by Chair Tommy Ruzzano. Roll call was taken. There was a moment of silence followed by the Pledge of Allegiance. The meeting was held in the City Commission Chambers and was also accessible virtually through Zoom technology.

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#### 1A. MINUTES FOR APPROVAL - (2/9/2022 Regular)

After David Tolces, Board Attorney, read the item title, Ms. Simone made the following motion, seconded by Vice Chair Caggiano:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

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#### 2. PUBLIC DISCUSSION

Julie Jones, resident, requested the use of the MCRA property located behind the Chevron gas station to hold a car wash on Saturday, March 26, 2022, to aid the victims of a house fire that occurred the prior week. She said they were also looking for volunteers.

David Tolces, Board Attorney, said the entity that was soliciting funds for donations would need to be a 501c3 and registered with the State of Florida.

Chair Ruzzano asked the Board members if they were in agreement with looking into it; Vice Chair Caggiano and Mr. Arserio commented that they were fine with doing it if the legal requirements were met.

Richard Zucchini, 380 Lakewood Circle East, asked what preplanning had been done for the City Center in the event the MCRA won the lawsuit, as well as for the sun setting of the MCRA. He commented that his community was very excited about getting a neighborhood entryway sign and that he was getting lots of signatures for it.

Chair Ruzzano said the MCRA had been working with Steven Fett Architecture to prepare a conceptual design, and the MCRA might have something in a month or so. Mr. Zucchini suggested the Board appoint one of its members to handle the negotiations and discussions; Chair Ruzzano said it had already been done.

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#### 3A. RESOLUTION 682: ACCEPTANCE OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY'S INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021

After David Tolces, Board Attorney, read the resolution title, Ms. Schwartz made the following motion, seconded by Vice Chair Caggiano:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

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3B. **RESOLUTION 683:** APPROVING THE LICENSING AGREEMENT FOR DEBRIS STAGING BETWEEN THE CITY OF MARGATE AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY FOR THE TEMPORARY USE OF COMMUNITY REDEVELOPMENT AGENCY PROPERTY

After David Tolces, Board Attorney, read the item title, Vice Chair Caggiano made the following motion, seconded by Ms. Schwartz:

**MOTION:** SO MOVE TO APPROVE

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

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4A. **DISCUSSION AND POSSIBLE ACTION:** TERM AND TERMINATION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN BROWARD COUNTY, CDR HEALTH CARE, INC., AND THE MARGATE COMMUNITY REDEVELOPMENT AGENCY

After David Tolces, Board Attorney, read the item title, Cale Curtis, Executive Director, explained that the purpose of the item was to decide whether to continue the Memorandum of Understanding (MOU) with the County or to terminate it. He said the agreement allowed the County to use the property for COVID testing and it was auto-renewing every fifteen (15) days; it required that 72-hour notice be given to terminate and operations would be discontinued ten (10) days thereafter. He said the testing company relayed that they were serving about 150 people daily and they requested to continue using the site.

Mr. Arserio said he supported having the site because it was necessary but the COVID numbers had decreased significantly and traffic at the site had dropped to one car at any given time. He said testing was now widely available and it was no longer necessary to continue the testing site.

Ms. Schwartz commented that they might consider adjusting their hours of operation or reduce the size to only one canopy; otherwise, she was in agreement with Mr. Arserio's comments.

Vice Chair Caggiano said he was thinking about allowing them 30 more days.

Mr. Curtis suggested giving notice for them to conclude their operation effective March 31, 2022, if the Board agreed.

Ms. Simone agreed with the other Board member's comments and added that she regularly received questions from residents about when the site would be closed since there was minimal usage. She agreed with an end date of March 31<sup>st</sup>.

Chair Ruzzano agreed with the others comments and said he was fine with them operating through the end of March, but suggested they consider reducing the size to just the asphalt area of the lot and removing the traffic cones.

Mr. Curtis said he would send a letter thanking them and giving them notice to end operations on March 31, 2022, and also asking them to shrink the size of the operation.

Following the discussion, Mr. Arserio made the following motion, seconded by Ms. Schwartz:

**MOTION:** SO MOVE TO SEND NOTICE FOR LAST DAY OF OPERATION TO BE MARCH 31, 2022

**ROLL CALL:** Ms. Simone, Yes; Mr. Arserio, Yes; Ms. Schwartz, Yes; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. The motion passed 5-0.

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**4B. DISCUSSION AND POSSIBLE ACTION: STATUS UPDATE ON CONDITIONAL APPROVAL OF TEMPORARY USE AGREEMENT FOR USE OF MCRA PROPERTY LOCATED AT 1000 NORTH STATE ROAD 7 TO HOLD THE WATERFRONT DAYS FAIR**

David Tolces, Board Attorney, read the item title, and stated that notice from New Urban Communities had been received that day granting a release to allow the Fair to take place on the MCRA property. From the MCRA's perspective, he said approval for the use of the property which had been conditioned on the release from New Urban had been met.

Ms. Schwartz reiterated comments she had made at a previous meeting about the hours of operation of the Fair. She pointed out that Winter/Christmas Break was for two weeks, but Spring Break was for one week and people returned to work and kids went to school during the second week. She said it was wrong for the Fair to operate until 12:00 a.m. on Sundays and weeknights when people worked and kids attended to school. Attorney Tolces commented that it would be up to the City to decide on the hours of operation because the City was responsible for issuing the Temporary Use Permit.

Chair Ruzzano commented about the success of the previous event and he wished all parties another successful Fair.

Richard Zucchini, 380 Lakewood Circle East, expressed a concern about the MCRA validating New Urban Communities' claim to rights to the property by asking for permission for use and for enriching them. Chair Ruzzano responded that the MCRA was abiding by the contract [Development Agreement].

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**5. EXECUTIVE DIRECTOR'S REPORT**

Cale Curtis, Executive Director, provided the following capital project updates:

**Atlantic Boulevard Streetscape Improvements:** Proposals were being solicited from existing landscape contracts with the City and the MCRA for resodding the medians from State Road 7 west to the City boundary as well as mulching around the trees. Engineering consultant Keith and Associates was conducting additional feasibility analysis for the extension of the wall along Atlantic Boulevard. The structural integrity of the wall at the entryway into the Oriole IV neighborhood had been compromised as the result of a vehicular accident and proposals to make the necessary repairs/replacement were being pursued.

**Chevy Chase Plaza Improvements:** Quotes for off-site monument signage at Ace and Chase Plazas had been received and ranged from \$80,000-\$90,000 to \$170,000 for three signs, and they were in the process of being vetted. Painting of the mansard had resumed. A scope for roof replacement was being reviewed by various City staff members.

**Wayfinding Signage:** Staff had been working with a contracted consultant to prepare the language contained in the Request For Proposal (RFP) for the signage at the four City entrances as well as the neighborhood identification signs.

**Serino Park:** A task order had been issued for the modified scope based on feedback received by the Board.

**Margate Boulevard Improvements:** Project scope changes in progress.

In reference to the wayfinding signage, Mr. Curtis indicated that issues might be encountered with the permitting processes with Broward County and the Florida Department of Transportation (FDOT). He said North Lauderdale had recently put in entryway signs and they indicated that it had been tough working with the County but less so with FDOT.

Ms. Schwartz commented that a decision would need to be made about whether neighborhood signs would be done for every neighborhood development because there were a lot of developments and some already had nice signs. Mr. Curtis explained the RFP process that would be followed. The first phase would be for entryway signs into the City and the MCRA would obtain two different renderings which would be modeled after the Large Park and Medium Park Identity signs from the Wayfinding Sign package. The second phase would have bid alternates for a standard neighborhood identification sign that would be smaller. He said it would be up to the Board to decide how it wished to roll out the program and to engage the private communities and homeowner associations (HOA). Ms. Schwartz said she would not want to see the signs standardized because the communities would lose their uniqueness.

In reference to the wall on Atlantic Boulevard, Ms. Schwartz commented that she did not have an issue with extending a wall where one existed already; however, she was not in agreement with putting up a wall where none existed and that attached to nothing such as on the other side of N.W. 77<sup>th</sup> Avenue. A wall there might also obstruct the resident's view when exiting their driveway. Extending the wall on 80<sup>th</sup> Terrace made sense because there were existing walls there. Mr. Curtis asked if the other Board members agreed as he would need to provide direction to the consultant.

Mr. Arserio commented that the community that was requesting the neighborhood sign had a ten-foot wide median with electric whereas some of the other neighborhoods had different accommodations. Ms. Schwartz said her issue was having standardized signs. He commented that the sign that was done for the Winfield neighborhood was barely visible from State Road 7 and that it should not be an issue to do a sign along a busy road such as Atlantic Boulevard. She commented that the neighborhood sign being requested on Atlantic Boulevard was not at the entryway to the City, noting that there were two other developments east of it.

Vice Chair Caggiano commented that he was in agreement with doing the walls on N.W. 80<sup>th</sup> as well as N.W. 77<sup>th</sup> Avenue.

Chair Ruzzano said his recommendation was to continue the wall at the entrance to Oriole IV and on the east side of N.W. 77<sup>th</sup> Avenue as it would create a nice entrance into the neighborhood. Ms. Schwartz suggested the engineer review the proposed wall's proximity to the resident's driveway.

Ms. Simone asked how they could vote on the matter without having a site plan. Chair Ruzzano said that the Board had voted on it months ago. Mr. Curtis said the Board had previously given direction to move forward with the consultant to continue its feasibility analysis of putting up walls on Atlantic Boulevard at N.W. 77<sup>th</sup> Terrace, N.W. 80<sup>th</sup> Terrace, east of Walgreen's (south side), and across the street (north side). He said the consultant would continue to move forward unless the Board motioned to change that direction.

Chair Ruzzano polled the Board members asking if they wanted to continue with the direction it had given several months ago.

**POLL TAKEN:** Ms. Simone, No; Mr. Arserio, Yes; Ms. Schwartz, No; Mr. Caggiano, Yes; Mr. Ruzzano, Yes. Poll passed 3-2.

Chair Ruzzano asked to have contour added to the median for greater appeal. In reference to neighborhood signs, he suggested a program where the MCRA would do five signs a year and there would be a random drawing from applications submitted by the HOA's.

Discussion ensued. Vice Chair Caggiano said there were a lot of questions that needed to be answered. He suggested there be a limit on the number of signs the MCRA would do. Mr. Arserio pointed out that there were a limited number of developments located in the MCRA. Vice Chair Caggiano suggested the MCRA contribute a certain percentage toward the cost of the sign. Chair Ruzzano agreed with Ms. Schwartz that the signs should be individualized. He suggested establishing a budget and allowing the HOA's to submit architectural drawings for consideration. Ms. Schwartz asked to have the number and names of the developments located within the MCRA.

Mr. Curtis said if the direction was to allow the HOA's and neighborhoods to create their own renderings, his suggestion would be to shift it to a grant program where the MCRA would provide funding but the development/HOA would be responsible for the design and installation of their sign. Chair Ruzzano agreed with it being a grant program that provided funding up to a certain percentage. Vice Chair Caggiano clarified that the funding should be a percentage up to a certain amount. Chair Ruzzano suggested communicating the new program to the communities/HOA's located in the MCRA.

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## 5A. TENANT UPDATES

Ms. Schwartz asked if there were any tenants that owed rent. James Nardi, Advanced Asset Management, said there were two tenants in the Ace Plaza that owed rent and both would be coming forward with it. She asked whether there were restrictions on having a 4COP (Beer, Wine and Liquor Consumption On Premises) license in either of the plazas. Mr. Nardi said there may not be restrictions but there would be some requirements based on the size of the space and the occupancy that might require fire suppression, etc.

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## 6. BOARD MEMBER COMMENTS

**Ms. Simone:** No additional comments.

**Mr. Arserio:** Commented that the last Sounds at Sundown had the highest attendance of any of the concerts thus far at the Covered Sports Field with people covering every inch of the grass. He said it was a great event and he hoped they would continue to be held at that location.

**Ms. Schwartz:** She said she had received requests from residents about whether the concerts that normally ended in the Spring would be continued into the summer. She commented that the temperature under the structure would need to be considered. Vice Chair Caggiano commented that holding the concerts at the Covered Sports Field would eliminate the need to cancel a concert last minute due to rain and avoid having to pay for the entertainment and other associated costs.

Chair Ruzzano asked the Board if they wanted to look into extending the concerts and keeping them at the Covered Sports Field. Board members Caggiano, Schwartz, and Arserio all responded favorably.

Ms. Schwartz commented that signs were needed at the Covered Sports Field to advise visitors that it was neither a pet-friendly environment nor a smoker-friendly environment as the artificial turf was not fire-proof. Mr. Arserio agreed but said smoking could not be regulated at that time; however, there was currently legislation moving through the State Legislature that would allow smoking to be regulated.

She commented that the bands that had been chosen had been very good and so were the acoustics.

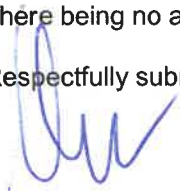
**Vice Chair Caggiano:** No additional comments.

**Chair Ruzzano:** He congratulated Vice Chair Caggiano and Cale Curtis on passing the test given by the Florida Redevelopment Academy.

He commented on the variety of tenants located in the Ace Plaza and thanked the Board for their involvement in the rebranding of the plaza. He said Margate was doing a good job promoting its City.

There being no additional business, the meeting adjourned at 7:52p.m.

Respectfully submitted,



Tommy Ruzzano, Chair

Transcribed by Rita Rodi, CRA Coordinator

