



May 29, 2026

Donna Harris, Senior Plan Processor
State Land Planning Agency
Florida Commerce
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Ms. Harris:

On May 26, 2026, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to transmit one (1) amendment to the Broward County Comprehensive Plan (BCCP). The amendment is to the Broward County Land Use Plan (BCLUP) map (PC 26-4). The transmittal resolution for the proposed amendment is included with the amendment report. The amendment is proposed for adoption by the County Commission no later than November 2026.

In accordance with the Florida Administrative Code, the amendments are provided in digital format. By copy of this letter, the proposed amendments, including applicable support documents, were also sent to the South Florida Regional Planning Council, the Florida Department of Transportation - District Four, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture and Consumer Services and the Florida Department of Education.

The proposed amendments are not located within an Area of Critical State Concern and are not proposed for adoption under a joint planning agreement pursuant to Chapter 163, Florida Statutes.

We appreciate the continued assistance and cooperation of the Division of Community Planning in the development and refinement of the Broward County Comprehensive Plan.

Please contact me or Dawn Teetsel, Assistant Executive Director for the Planning Council, if you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", is written over a light blue horizontal line.

Barbara Blake Boy
Executive Director

Donna Harris
May 29, 2026
Page Two

BBB:DBT
Enclosures

cc/enc/email: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Cesar Martinez, PE, Planning & Environmental Administrator, Florida Department
of Transportation, District IV
Larry Hymowitz, Planning Specialist, Planning & Environmental Management,
Florida Department of Transportation, District IV
Peter Germain, Policy and Planning Analyst, Water Supply Implementation Unit,
South Florida Water Management District
Plan Review, Office of Intergovernmental Programs, Florida Department of
Environmental Protection
Alissa S. Lotane, State Historic Preservation Officer, Bureau of Historic
Preservation, Florida Department of State
Scott Sanders, Conservation Planning Services, Florida Fish & Wildlife
Conservation Commission
Comprehensive Plan Review, Office of Policy & Budget, Florida Department of
Agriculture and Consumer Services
Office of Educational Facilities, Florida Department of Education
Monica Cepero, Broward County Administrator
Maite Azcoitia, Broward County Deputy County Attorney
Jennifer Jurado, Ph.D., Chief Resiliency Officer and Deputy Director, Broward
County Public Works & Environmental Services Department
Darby Delsalle, AICP, Director, Broward County Housing & Urban Planning Division
Elizabeth Taschereau, Director, Development Services, Margate
Scott Backman, Esq., Miskel Backman, LLP
Matthew H. Scott, Partner, Greenspoon Marder, LLP



CONDO

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another lost landmark by installing a smaller replica of the Manhattan Tower's iron crown at the lobby entrance of the new tower.

Mayor Dean Trantalis suggested the sculpture be 50 feet high like the real thing.

"The Manhattan Tower has been part of Fort Lauderdale for a very long time," he said before the vote. "It's rusting. It's not structurally sound. We're all aware of all of that. But it doesn't mean we want to erase it from the streetscape of Fort Lauderdale."

The replica can get taller, but not as tall what's standing on the site now, said Stephanie Toothaker, attorney for the developer.

The Manhattan Tower is reminiscent of old Fort Lauderdale, the mayor said.

"I've lived here 44 years now and it's just part of the kitschy look of Fort Lauderdale," Trantalis said. "I think it would be good to have a little more respect for the existence of that look."

Commissioner Steve Glassman asked for more detail about the developer's plan to create a gallery that tells the story of the Manhattan Tower.

The tower, designed by architect Charles McKirahan, was built as a corporate retreat for General Motors executives and later became a popular tourist spot.

"We hired Peacock Architects to create a pictorial history," Toothaker said. "That's meant to be inside the lobby of the building. That was a commitment we agreed to make."

Arthur Marcus, an architect and chairman of the Fort Lauderdale Historic

Preservation Board, told the commission he was sorry to see the city lose one of its most beloved and recognizable historic landmarks.

"In the future, there needs to be a more focused approach to make sure our legacy is protected," he said.

Abby Laughlin, a local activist and longtime resident, urged the city to hold off on issuing a demolition permit until the developer has a building permit so it won't get knocked down right away.

"At least we get to enjoy this building for a few more years," she said.

William Lougheed, owner of CNB Contracting Corp., and real estate finance executive Richard Mach are the project's developers.

"This project reflects the continued strength of the Fort Lauderdale waterfront

residential market and the demand for thoughtfully designed, boutique-scale luxury living," Lougheed said. "Our vision is to create a property that not only looks exceptional, but supports how people want to feel day-to-day — calm, energized and connected to their environment."

A three-story podium with 114 parking spaces will sit above the ground-floor lobby. Residences will begin on the fourth floor.

Residences will feature two- and three-bedroom floor plans ranging from 1,825 to 2,987 square feet, with expansive private balconies designed to frame both sunrise and sunset views over the Intracoastal.

Amenities include a resort-style saltwater pool, fitness center and pool deck overlooking the Intracoastal Waterway.



An artist's illustration of The Opus at 701, a boutique condo slated to rise along the Intracoastal Waterway at 701 Bayshore Drive. ADACHE GROUP ARCHITECTS INC./COURTESY

"The Opus at 701 represents a disciplined development approach focused on delivering long-term value in a highly supply-constrained waterfront market," Mach said. "At the same time, we're seeing a clear evolution in buyer expectations — toward resi-

dences that integrate wellness, longevity, and lifestyle in a meaningful way. This project is designed with that future in mind."

Susannah Bryan can be reached at sbryan@sunsentinel.com. Follow me on X @Susannah_Bryan

DESANTIS

from Page A3

a walk-through tour of the compound, Trump praised the operation as "so professional, so well done," while then-Homeland Security Secretary Kristi Noem hailed Florida as the tip of the spear for conservative immigration enforcement.

The facility's headline-grabbing nickname, coined by Attorney General James Uthmeier, quickly became both a political slogan and a fundraising brand. DeSantis allies embraced the imagery of razor wire, swampland and alligators with unusual enthusiasm.

Uthmeier's campaign website still sells baseball caps and bumper stickers emblazoned with the Alligator Alcatraz moniker, while conservative influencers continue to treat the compound as a symbol of Republican toughness on immigration.

DeSantis, for his part, has shown little sign of second-guessing the effort.

"Do you want some illegal alien from Guatemala who has molested kids to be released back into your community? Or do you want them sent back

to their home country?" the governor said at a Wednesday press conference, arguing the detention center filled a temporary gap when federal authorities lacked sufficient detention capacity.

"Being able to fill that void — where, at the time, the federal government did not have the resources to do — no question that saved lives. No question it's increased public safety. And no question it's the right thing to do to defend the sovereignty of this country," DeSantis said.

He also dismissed criticism of the facility's enormous price tag, arguing taxpayers ultimately save money through aggressive immigration enforcement.

"You avoid all these different things you end up footing the bill for when you have an open border," DeSantis said, citing healthcare, education and law-enforcement costs associated with undocumented immigration.

The governor's allies have similarly framed the project as a success regardless of its short lifespan. They point to the roughly 22,000 deportations tied to the operation as evidence that Florida stepped into a vacuum while the federal government scrambled to expand detention

infrastructure under Trump's renewed crackdown.

Within the MAGA movement, frustration is growing over the facility's closure. Some Trump allies see the decision as politically baffling at a moment when Republicans continue campaigning on promises of mass deportation.

Far-right pundit Laura Loomer criticized the shutdown during a recent interview with State Rep. Meg Weinberger, a Palm Beach Gardens Republican aligned with Trump.

"It was touted as this revolutionary immigration facility," Loomer said. "I think a lot of people are kind of confused as to why they put so much money into building Alligator Alcatraz and now all of the sudden — right before the midterm elections — they're talking about shutting it down when this was a campaign promise."

Weinberger echoed the confusion, saying she did not understand why Florida would scale back detention capacity as the Trump administration pushes for expanded deportation efforts nationwide.

"I can't understand why we would do something like that when all we are trying to do is protect the citizens of our

state," Weinberger said. "The people who are voting us into office — when do we protect them?"

Other Republicans have framed the closure more pragmatically.

Rep. Juan Carlos Porras, a Miami Republican and occasional DeSantis critic, described the facility as a "successful" but temporary operation that helped relieve overcrowding pressures at South Florida detention centers such as Krome.

"It was always supposed to be a temporary facility," Porras said. "I've had choice words for the governor over the years, but we'll agree on 99% of policy issues, including immigration."

Still, Porras questioned whether DeSantis will receive lasting political rewards for spearheading the effort.

"He can look back on it as something that supported the president and what the American people voted for," Porras said. "But I don't really know where DeSantis thinks he's gonna go. I don't think there's any place for him in Washington."

That uncertainty hangs over much of DeSantis' final chapter in Tallahassee. Once viewed as the heir apparent to Trump and a dominant force

within the Republican Party, DeSantis has spent the years since his failed 2024 presidential campaign recalibrating his political identity.

His relationship with Trump has improved markedly, but questions remain about what role, if any, the governor might play in the White House or in Republican politics after leaving office in 2027.

Alligator Alcatraz was in many ways emblematic of DeSantis' political style: confrontational, media-savvy and designed to dominate conservative discourse. The facility generated wall-to-wall cable coverage, viral social media clips and outrage from liberal critics — often exactly the type of political dynamic the governor has thrived on throughout his rise to national prominence.

But the project also exposed the limitations of governance by spectacle.

It never quite lived up to DeSantis' vision of a one-stop shop for deporting the "worst-of-the-worst" immigrants. Instead, the remote facility morphed into a grim waystation for immigrants with and without criminal records, some of whom spent weeks or months there or were ping-ponged between detention

facilities.

And for all the headlines and merchandise, Florida taxpayers may ultimately be left carrying hundreds of millions of dollars in costs if federal reimbursement never arrives. The detention center's rapid construction and equally rapid demise have also fueled criticism that the state prioritized political theater over long-term policy planning.

Scott Mechkowski, a visiting fellow with the hard-line immigration group Oversight Project, said the facility made sense politically and operationally during the early months of Trump's deportation push, when conservative states were scrambling to expand detention infrastructure. But he suggested the momentum behind the project faded as illegal border crossings declined and the costs mounted.

"Trump lights a 10-ton megabomb and says 'go.' Florida is a whole different animal, and Alligator Alcatraz was perfect for it," Mechkowski said. "It served a purpose. One billion dollars worth? I don't know. Maybe people came to their senses and realized the costs outweighed the benefits."

PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on May 26, 2026, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider transmittal of Item 1 to designated State agencies for review and adoption of Items 2 through 3, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, May 26, 2026. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN MAY 26, 2026 - 10:00 A.M.

Transmittal:
ITEM 1 AMENDMENT PC 26-4
Amendment to the Broward County Land Use Plan – City of Margate.
From 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within a Dashed-Line Area to Irregular (7) Residential within a Dashed-Line Area; approximately 81.7 acres; generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

Adoption:
ITEM 2 A. AMENDMENT PC 26-3
Amendment to the Broward County Land Use Plan – City of Fort Lauderdale.
B. AMENDMENT PCT 26-2
Amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale.
From 270.1 acres of Activity Center, 11.6 acres of Community, 5.8 acres of Low (5) Residential and 2.4 acres of Commerce to Activity Center; approximately 289.9 acres; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

ITEM 3 AMENDMENT PCNRM 26-1
Amendment to update the Wetlands Map of the Broward County Land Use Plan Natural Resource Map Series.



Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Commission, with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus 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. This notice is given pursuant to Section 286.0105, Florida Statutes.

PUBLIC NOTICE City of Coral Springs State Housing Initiative Partnership (SHIP) Program 2022-2025 Local Housing Assistance Plan (LHAP) Amendment

The City of Coral Springs is a recipient of State Housing Initiative Partnership (SHIP) funds and receives an annual allocation from the Florida Housing Finance Corporation. The purpose of the program is to meet the housing needs of the very low, low and moderate income households, to expand production of and preserve affordable housing, to further the Housing Element of the City's Comprehensive plan specific to affordable housing.

The City of Coral Springs Community Development Division, located at 9500 West Sample Road, Coral Springs, FL is soliciting public input for the preparation for Local Housing Assistance Plan Amendment. All interested agencies, organization, and persons are invited to submit input on the Local Housing Assistance Plan to Community Development Division at the above address.

City of Coral Springs Proposed Strategies
Home Repair: Assistance may be used to correct housing code violations, construction, and/or installation of non-luxury general property improvements that provide basic amenities, and address energy efficiency. Priority is given for life threatening or health and safety issue.

Barrier Free: Designed to remove barriers, improve accessibility to the elderly (62 years or older) and disabled persons, and to provide for health and safety repairs as needed by older and disabled persons to maintain their independence.

Disaster Relief: Provide home repair assistance to eligible applicants who suffered damages as a result of a Hurricane and/or did not receive sufficient aid from the State of Florida. This program will only be implemented in the event of a natural disaster using any funds that have not been encumbered or additional disaster funds issued by Florida Housing Finance Corporation.

Purchase Assistance: SHIP funds will be awarded for down payment and closing costs to eligible households to purchase a newly constructed or existing home. A newly constructed home must have received a certificate of occupancy within the last twelve months.

Emergency Rental Assistance: Designed to provide gap coverage for those renter household within the city being relocated to another identified unit within the city due to their unit being declared uninhabitable by city magistrate, but not previously described in the Disaster Relief Strategy.

Rental Assistance: Funds will be awarded to renter households that need emergency assistance with first and last month's rent, security and utility deposits. This program will provide assistance for renters being displaced from their unit(s) officially deemed uninhabitable due to unsafe living conditions, and landlord negligence without remedy resulting in condemnation of the unit or units.

Public Comment
The 30-day public comment period will commence **June 1, 2026** and end **June 30, 2026**. A draft copy of the FY 2022-2025 Local Housing Assistance Plan (LHAP) Amendment is located at the City of Coral Springs Community Development Division located at 9500 West Sample Road, Coral Springs, Florida 33065. Citizens are encouraged to comment upon the FY 2022-2025 proposed LHAP strategies.

The City of Coral Springs Commission will conduct a public hearing on the Local Housing Assistance Plan Amendment on June 17, 2026 at **6:30 PM** in the City of Coral Springs Commission Chambers, Coral Springs City Hall, located at 9500 W. Sample Road, Coral Springs, Florida. Interested parties are encouraged to attend and participate.

For additional information on this hearing, please contact the City of Coral Springs Community Development Division at (954) 344-1114. In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons with disabilities needing special accommodation to participate in this hearing should contact the Office of City Clerk at least 72 (3 business days) hours prior to the hearing at 954-344-1065 for assistance.

Sold To:

Broward County Planning and Development Management Division - 104646
1 North University Drive
Box 102
Plantation, FL 33324

Bill To:

Broward County Planning and Development Management Division - 104646
1 North University Drive
Box 102
Plantation, FL 33324

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on 18 May 2026 Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

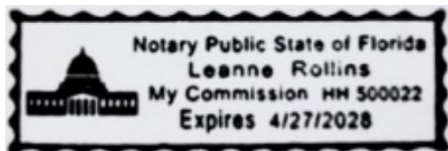


Signature of Affiant

Sworn to and subscribed before me this: 18 May 2026.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

73739

PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE PLAN

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the Broward County Land Use Plan as described below. The Broward County Board of County Commissioners will hold a public hearing on May 26, 2026, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, to consider transmittal of Item 1 to designated State agencies for review and adoption of Items 2 through 3, per Chapter 163, Florida Statutes, as amended.

At the hearing any citizen, property owner, public official or local government representative shall be entitled to speak for or against the subject of this public hearing in person or by letter addressed to the Planning Council. Interested parties wishing to speak should pre-register online at https://broward.granicus.com/ViewPublisher.php?view_id=15 and should arrive no later than 10:00 a.m. on Tuesday, May 26, 2026. Written comments may be submitted at any time via email planningcouncil@broward.org or mailed to the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, FL 33301.

Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN MAY 26, 2026 - 10:00 A.M.

Transmittal:

ITEM 1 **AMENDMENT PC 26-4**
Amendment to the Broward County Land Use Plan – City of Margate.
From 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within a Dashed-Line Area to Irregular (7) Residential within a Dashed-Line Area; approximately 81.7 acres; generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

Adoption:

ITEM 2 A. **AMENDMENT PC 26-3**
Amendment to the Broward County Land Use Plan – City of Fort Lauderdale.

B. **AMENDMENT PCT 26-2**
Amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale.
From 270.1 acres of Activity Center, 11.6 acres of Community, 5.8 acres of Low (5) Residential and 2.4 acres of Commerce to Activity Center; approximately 289.9 acres; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

ITEM 3 **AMENDMENT PCNRM 26-1**
Amendment to update the Wetlands Map of the Broward County Land Use Plan Natural Resource Map Series.



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EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2050:	Long Range Planning Horizon
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual – 11 th Edition
Capacity:	The maximum sustainable flow rate at which vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.
Volume:	The number of vehicles passing a given point on a roadway during a specified time period.
P.M. Peak Hour Trip:	The highest hourly volume of traffic between the hours of 4:00 p.m. and 6:00 p.m.
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service – a quantitative stratification of quality of service into six (6) letter grades:
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

TABLE OF CONTENTS

**AMENDMENTS TO THE
BROWARD COUNTY COMPREHENSIVE PLAN
PC 26-4
TRANSMITTAL
“Expedited State Review Process”**

MAY 26, 2026

ITEM 1 AMENDMENT PC 26-4

Amendment to the Broward County Land Use Plan – City of Margate
From 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial
Recreation within a Dashed-Line Area to Irregular (7) Residential within a Dashed-Line
Area; approximately 81.7 acres; generally located south of Sample Road, between
Rock Island Road and Holiday Springs Boulevard.

ITEM 1

RESOLUTION NO. 2026-144

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A
3 PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE
4 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF MARGATE;
5 AND PROVIDING FOR AN EFFECTIVE DATE.

6
7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Margate;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on April 23, 2026, with due public notice; and

15 WHEREAS, the Broward of County Commissioners held its transmittal public
16 hearing on May 26, 2026, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

18 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
19 BROWARD COUNTY, FLORIDA:

20 Section 1. The Board of County Commissioners hereby transmits to the
21 Department of Commerce, South Florida Regional Planning Council, South Florida Water
22 Management District, Department of Environmental Protection, Department of State,
23 Department of Transportation, Fish and Wildlife Conservation Commission, Department
24 of Agriculture and Consumer Services, and Department of Education, as applicable, for
25 review and comment pursuant to Section 163.3184, Florida Statutes, Amendment
26 PC 26-4, which is an amendment to the Broward County Land Use Plan within the City
27 of Margate.

28 Section 2. The proposed amendment to the Broward County Comprehensive
29 Plan is attached as Exhibit A to this Resolution.

30 Section 3. Effective Date.

31 This Resolution is effective upon adoption.

ADOPTED this 26th day of May, 2026.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 04/10/2026
Maite Azcoitia (date)
Deputy County Attorney

EXHIBIT "A"

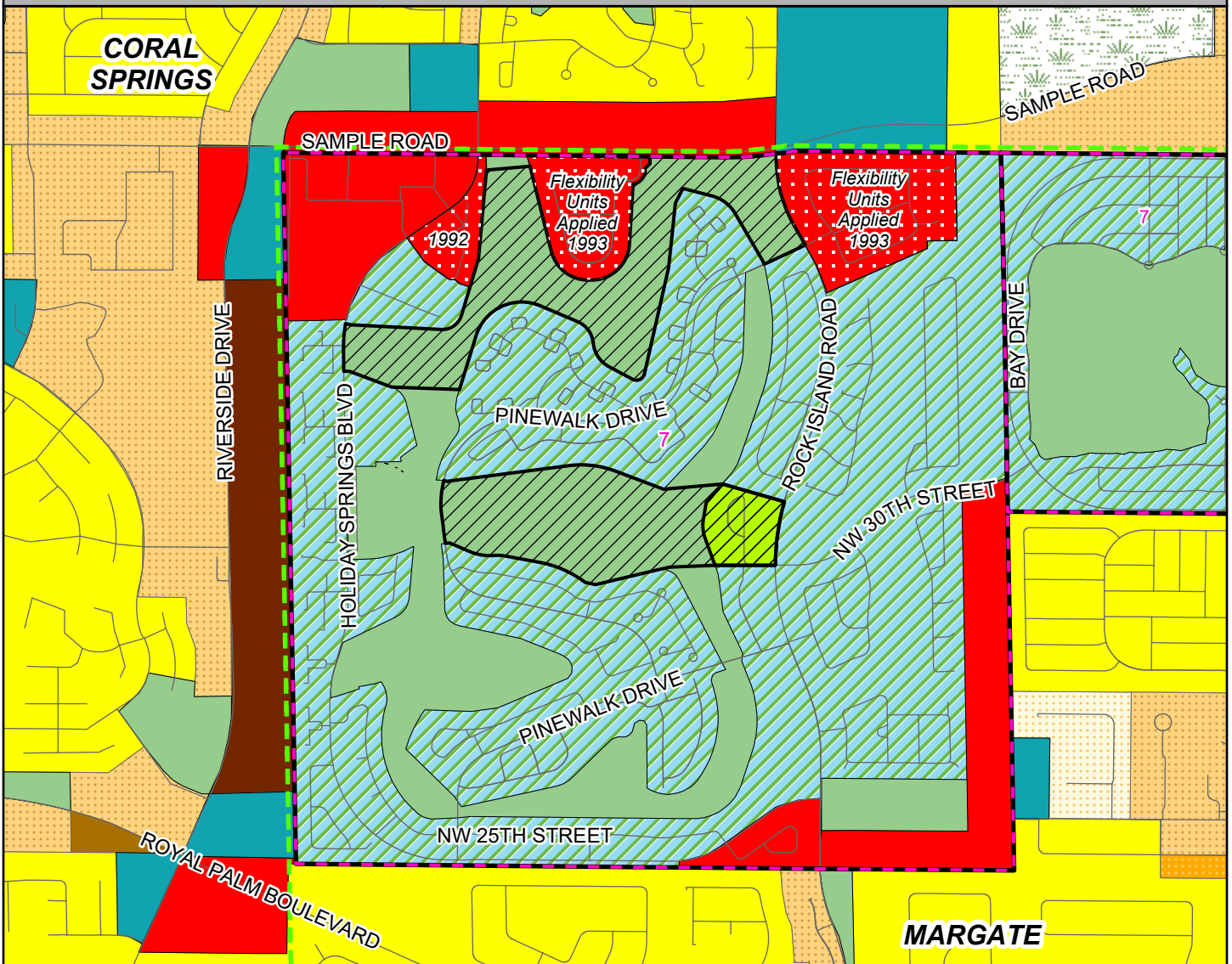
TO RESOLUTION NUMBER 2026 – 144
















(PC 26-4)

MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 26-4

Current Land Uses: 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within a Dashed-Line Area

Gross Acres: Approximately 81.7 acres



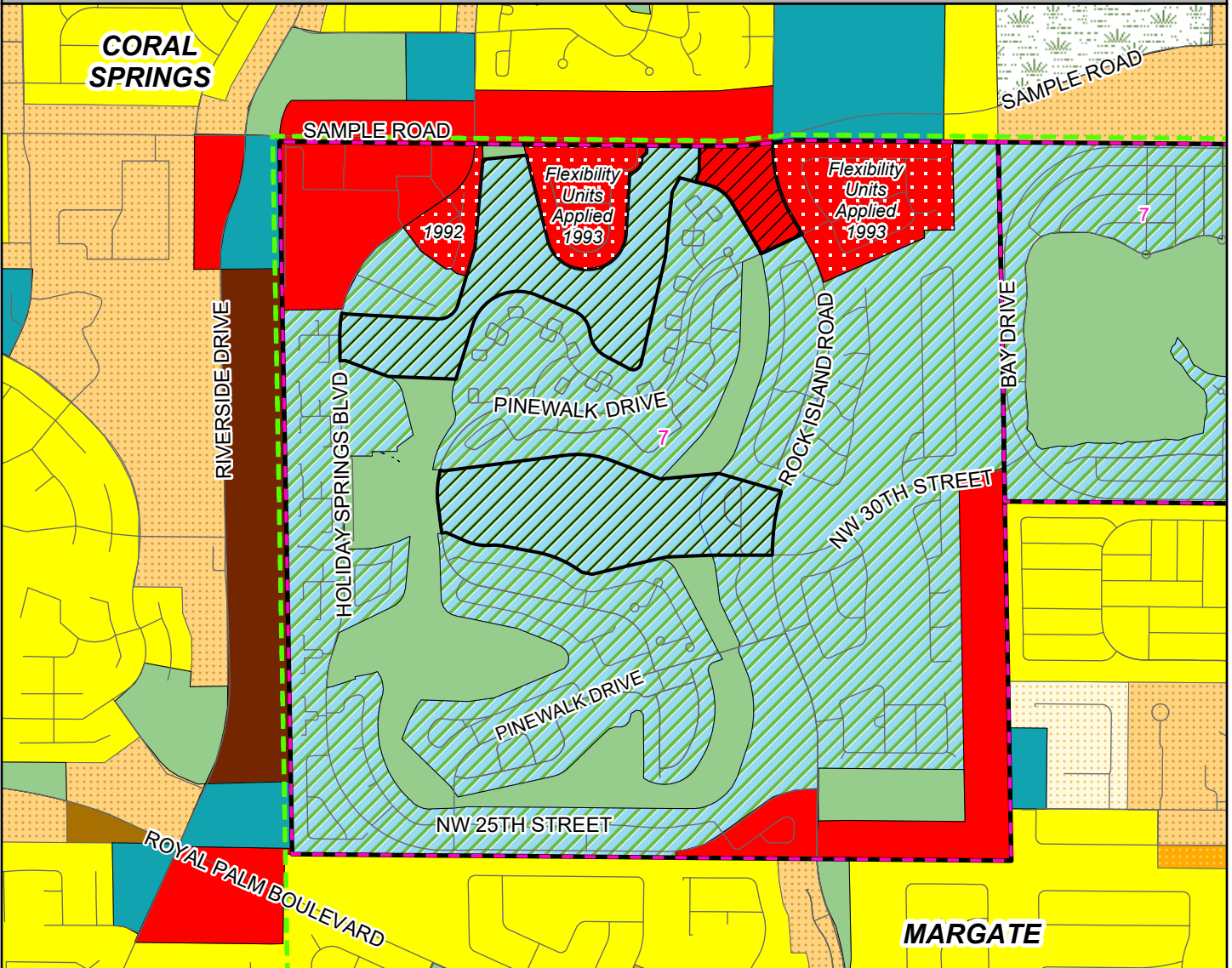
- | | | |
|--|--|---|
|  Site |  Low-Medium (10) Residential |  Commerce |
|  Dashed-Line Area |  Medium (16) Residential |  Conservation - Natural Reservations |
|  Municipal Boundary |  Medium-High (25) Residential |  Recreation and Open Space |
|  Low (3) Residential |  High (50) Residential |  Commercial Recreation |
|  Low (5) Residential |  Irregular Residential |  Community |



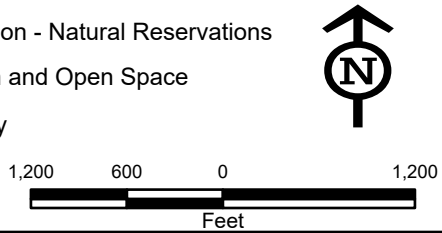
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 26-4

Proposed Land Uses: 74.1 acres of Irregular (7) Residential and 7.6 acres of Commerce within a Dashed-Line Area

Gross Acres: Approximately 81.7 acres



- | | | |
|---------------------|------------------------------|-------------------------------------|
| Site | Low-Medium (10) Residential | Commerce |
| Dashed-Line Area | Medium (16) Residential | Conservation - Natural Reservations |
| Municipal Boundary | Medium-High (25) Residential | Recreation and Open Space |
| Low (3) Residential | High (50) Residential | Community |
| Low (5) Residential | Irregular Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 26-4
(MARGATE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

April 14, 2026

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends **approval** recognizing the applicant's voluntary commitment to limit development to 540 dwelling units and 24,800 square feet of commercial use, as well as preserve approximately 67 gross/65.3 net acres of the remaining golf course as a private park use for the Carolina Club community that will retain the Recreation and Open Space designation. See Attachment 4.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete.

Further, the applicant's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized. See Attachment 12.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

- I. Planning Council Staff Transmittal Recommendation (continued) April 14, 2026

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

- II. Planning Council Transmittal Recommendation April 23, 2026

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rosenof, Zeman, and DiGiorgio)

- III. County Commission Transmittal Recommendation May 26, 2026

Approval per Planning Council transmittal recommendation.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4

INTRODUCTION AND APPLICANT’S RATIONALE

- I. *Municipality:* Margate
- II. *County Commission District:* District 2
- III. *Site Characteristics*
 - A. *Size:* Approximately 81.7 acres
 - B. *Location:* In Section 23, Township 48 South, Range 41 East; generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.
 - C. *Existing Use:* Former golf course
- IV. *Broward County Land Use Plan (BCLUP) Designations*
 - A. *Current Designations:* 75.1 acres of Recreation and Open Space within a Dashed-Line Area*
6.6 acres of Commercial Recreation within a Dashed-Line Area
 - B. *Proposed Designations:* 74.1 acres of Irregular (7) Residential within a Dashed-Line Area
7.6 acres of Commerce within a Dashed-Line Area
 - C. *Estimated Net Effect:* Reduction of 75.1 acres of recreation and open space use
Reduction of 6.6 acres of commercial recreation use
Addition of 7.6 acres of commerce use
Addition of 74.1 acres of residential use, allowing the development of up to 540 dwelling units**
No additional dwelling units proposed to the Broward County Land Use Plan [4,453 dwelling units currently permitted within the entire 636.2-acre Carolina Club Dashed-Line Area, with 3,383 existing and 1,070 unbuilt]

*A “Dashed-Line Area” is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses* (See Map 1):
 - North:* Single- and multi-family residential, retail and educational facility
 - East:* Single- and multi-family residential
 - South:* Single- and multi-family residential and golf course
 - West:* Single- and multi-family residential, retail and golf course

- B. *Planned Uses* (See Map 2):
 - North:* Irregular (7) Residential, Recreation and Open Space and Commerce within a Dashed-Line Area, Commerce and Community
 - East:* Commerce and Irregular (7) Residential within a Dashed-Line Area
 - South:* Irregular (7) Residential and Recreation and Open Space within a Dashed-Line Area
 - West:* Irregular (7) Residential, Commerce and Recreation and Open Space within a Dashed-Line Area

VI. Applicant/Petitioner

- A. *Applicant:* Rosemurgy Acquisitions, LLC

- B. *Agents:* Scott Backman, Esquire, Miskel Backman, LLP
Matthew H. Scott, Esquire, Greenspoon Marder, LLP
Ken Tuma, Urban Design Studio

- C. *Property Owner:* J & D Golf Properties, LLC

VII. Recommendation of Local Governing Body:

The City of Margate recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The original golf course was constructed on the Amendment Sites in the early 1970s on previously-undeveloped and forested land. Nineteen residential subdivisions with over 3,000 units, including single-family detached, villas, condominium, and apartments units, were eventually built surrounding the golf course. The golf course began operation as a semi-private golf club with a clubhouse, an 18-hole golf course and

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

VIII. Applicant’s Rationale (continued)

associated amenities. The Club was originally called Holiday Springs, but in 1988 was renamed Carolina Golf Club after it was purchased by Franklin Golf Properties. It was sold in 2002 to J&D Golf Properties, the current owner. After years of operation, the Golf Club started experiencing a decline in golf play coupled with an uptick in operating costs and competition from new golf course communities, making it increasingly difficult to keep the operation economically viable. For years, J&D Golf Properties attempted to revitalize the Golf Club by making capital investments, none of which proved successful. The golf course and associated amenities were closed in 2019 because of the financial pressures affecting the golf course.

The Applicant proposes to develop the underutilized property with up to 540 two-story, 3+ Bedroom Townhomes, and up to 24,800 square feet of neighborhood serving retail, restaurant and medical office uses. The proposed development will provide new housing stock for the City and will provide a vibrant commercial node within the City. It is anticipated that the proposed redevelopment of the vacant golf course will create predictability and result in appreciating property values for the surrounding areas. The proposal will also increase the City’s tax base and revenues. An economic impact study conducted by Munitytics demonstrates that the new development will generate one-time fees to the City of \$3.28M and annual revenue to the City of \$ 7.29M once the project is complete, and will generate \$218K in one-time revenues and \$4.87 in annual revenue to the County and other governmental agencies. Further, the proposed development will provide employment opportunities during construction of both the residential and commercial uses and will provide on-going employment opportunities associated with the various commercial operations once open. The applicant proposes to dedicate 67.029 gross/65.3296 net acres as community serving open space. The new open space will be redeveloped with approximately 45 acres of new lakes, approximately 3.5 miles of 8-foot-wide asphalt recreation trail, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) pieces of equipment, and a dog park. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The majority of the recreational trail will be located adjacent the lakes providing for panoramic vistas. The lakes’ banks will be graded so that they are stable, free of invasive species, and easily maintained.

The lakes' littoral shelves and littoral plantings will enhance the aesthetic appeal of the lakes and will support native plants and aquatic life. The recreational trail has been designed to tie into the existing sidewalk network within the Carolina Club as crosswalks will be provided to link the trail heads. The community serving open space will be maintained by the applicant, or entity formed by the applicant. The new community open space will add 29.14 acres to the City’s Recreation and Open Space Inventory. As part of the dedication of Pods D through H as community serving open space, the applicant intends to include a deed restriction to the benefit of the County and City that limits the property from any future development with residential or commercial uses.”

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services will be available to serve the proposed land use. See Attachment 1.

The City of Margate currently has approximately 294.59 acres of parks and open space to serve its residents. The City's 2050 projected population (64,615) requires approximately 193.85 acres of parks to meet the community parks acreage requirement of 3 acres per one thousand persons population, of which, up to 48.46 acres of golf course acreage can be utilized to meet said requirement. It is noted that the 25% maximum amount of golf course acreage of 48.46 acres will continue to be available to be counted by the City, as approximately 197.63 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 81.7 acres, the City's park inventory in this regard will remain unchanged.

In addition, the applicant intends to mitigate the loss of 81.7 gross acres of golf course use by permanently preserving approximately 67 gross/65.3 net acres of the remaining golf course that will retain the Recreation and Open Space designation and be redeveloped as private park areas with active and passive recreational amenities for residents of the Carolina Club community. This park acreage will be available for the City to enhance its park and open space inventory. See Attachments 1, 4 and 13.

The Broward County Parks and Recreation Division (BCPRD) acknowledges the preservation of approximately 67 gross acres of open space and notes that facilitating aquatic recreation activities within the water retention areas will offer a broader community amenity, as well as recommending the installation of shade trees along the recreation trail. The BCPRD report also notes that burrowing owl populations are located within one (1) mile of the amendment area and that specialized permits are required from the Florida Fish and Wildlife Conservation Commission (FWCC) should the owls be present within the amendment area. See Attachment 2. The applicant has acknowledged the amenity suggestions and will incorporate as feasible during the development process. The applicant has indicated that burrowing owls have not been identified on the property, and that should said owls be found, an FWCC permit will be obtained. See Attachment 12.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility

The proposed amendment from the Recreation and Open Space and Commercial Recreation within a Dashed-Line Area land use categories to the Irregular (7) Residential and Commerce within a Dashed-Line Area land use categories is projected to **increase** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 380 p.m. peak hour trips. It is noted that no additional dwelling units are proposed to be added to the BCLUP. Therefore, the residential use results in no net impact. The proposed commerce use has been evaluated for its impact and is presumed to allow approximately 76,000 square feet of commercial use. See Attachment 3.

The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact the following roadway segment:

- **An additional 20 p.m. peak hour trips on Turtle Creek Drive/Northwest 62 Avenue**, north of Northwest 31 Street.

Although the capacity impact to said roadway segment is less than 3%, the level of service (LOS) denigrates from an acceptable LOS “D” to an unacceptable LOS “F” with the addition of the trips generated by the proposed amendment. See Attachment 3.

Per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. The threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation.

The applicant has submitted a draft Declaration of Restrictive Covenants limiting development of the amendment area to a maximum of 24,800 square feet of commercial uses and 540 dwelling units. See Attachment 4. Based on the restriction and alternative traffic analysis, the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network by approximately 296 p.m. peak hour trips. The MPO Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, *as voluntarily restricted*, is not anticipated to negatively impact the operating conditions of the regional transportation network. See Attachment 5.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service, as well as community shuttle service, is provided to the proposed amendment site. In addition, the Transportation Surtax identifies several fixed route bus improvements to the county routes serving the amendment site such as shorter headways, increased span of service and new service types.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the BCT staff identifies that any proposed development will be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. The BCT report notes that existing or future bus stops located adjacent to or within the amendment site will be addressed during the development review process. See Attachment 6.

The Broward County Housing and Urban Planning Division (BCHUPD) report identifies that development should support Complete Streets principles and recommends redevelopment of the amendment site incorporate pedestrian and bicycle enhancements on-site, along adjacent streets and connecting to existing and planned bicycle, pedestrian and transit facilities. The BCHUPD also recommends wide sidewalks, pedestrian-scale lighting, safe routes to school and electric vehicle charging stations, as well as bicycle end of trips facilities. See Attachment 7. The applicant has indicated that the project will incorporate complete street elements, as appropriate, including pedestrian connectivity and bicycle amenities. See Attachment 12.

III. Public Schools

(Note: The following School Board analysis was completed prior to the final dwelling unit calculations for the amendment as voluntarily restricted by the applicant. Therefore, the number of dwelling units analyzed in the School Board report slightly vary from those reflected in the amendment report.)

The School Board of Broward County staff report states that the proposed amendment based on a maximum of 734 townhouse dwelling units would generate 220 additional students into Broward County Public Schools, consisting of 91 elementary school students, 47 middle school students and 82 high school students. The report further states that Margate Elementary, Margate Middle and Coral Springs High schools are all under-enrolled in the 2024-2025 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2026-2027 school year. In addition, the School Board report indicates that there are four (4) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 8.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 8.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Areas "4" (high school) and "7" (elementary and middle schools), which are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 8.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Public Works and Environmental Services Department (BCPWESD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 9.

II. Wetlands

The BCPWESD report states that the amendment site may contain jurisdictional wetlands and that a wetland determination for the site is required prior to any land clearing or filling. Any impacts to identified wetlands or surface waters within the amendment site will require an Environmental Resource License. The BCPWESD recommends contacting the Environmental Permitting Division prior to undertaking any surface disturbing activities. See Attachment 9. The applicant has confirmed a wetland delineation and jurisdictional determination will be conducted and that an Environmental Resource License will be obtained, if needed, prior to undertaking any site work. See Attachment 12.

III. Climate Resiliency & Sea Level Rise

The BCPWESD report indicates that the proposed amendment site **does not** contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. However, BCPWESD staff encourages applicants to consider incorporating sea level rise and flood protection mitigation strategies in the redevelopment of the proposed amendment site, demonstrating that the project will not increase saltwater intrusion or areawide flooding, will not adversely impact groundwater quality, environmentally sensitive lands, or neighboring residential and non-residential developments, and that the subsequent development will be served by adequate stormwater management and drainage facilities. See Attachment 9.

In addition, BCPWESD staff requests additional information detailing strategies and features being incorporated with the proposed redevelopment to address the recommended actions of the Broward County Climate and Regional Climate Action Plans regarding Healthy Community, Water Resources and Public Health, including stormwater management, tree canopy expansion, increasing pervious areas and use of green infrastructure and cool building materials. See Attachment 9.

REVIEW OF NATURAL RESOURCES (continued)

III. Climate Resiliency & Sea Level Rise (continued)

The applicant has indicated that redevelopment of the amendment site with residential development and supporting active and passive recreation uses will offer significant benefits to the City and County, including opportunities for residents to participate in a variety of wellness routines while enjoying scenic views and experiencing the natural evaporative cooling created by the proposed lakes. The proposed water bodies serve as a benefit to the community as open space that also serves to reduce the urban heat island effect, providing space for cooling breezes, and serving dual infrastructure needs for open space and stormwater management. In addition, shade trees will be incorporated as feasible. See Attachment 12.

The BCPWESD report also notes the 2070 Future Conditions Average Wet Season Groundwater Elevation maps should be utilized for the amendment site stormwater management system analysis. See Attachment 9. The applicant has indicated it will use the higher elevation as required. See Attachment 12.

IV. Other Natural Resources

Tree Canopy: The BCPWESD report states that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Margate. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 9. The applicant has indicated it will comply with the tree preservation requirements. See Attachment 12.

Vegetation: The BCPWESD report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 9. The applicant will remove exotic vegetation as required and will ensure that redevelopment of the site excludes any invasive exotic vegetation. See Attachment 12.

Air Quality: The BCPWESD report states that the proposed amendment will have a moderate impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 9. The applicant has indicated that the development will provide pedestrian connectivity and bicycle amenities in support of alternative modes of transportation. See Attachment 12.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Lighting: Although the amendment site is not located along the coast, BCPWESD staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 9.

Water Recharge: The BCPWESD report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCPWESD recommends that the residential design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas. See Attachment 9. The applicant confirmed that the proposed redevelopment provides for an increase of approximately 24 acres of lake area, as well as preserving approximately 67 acres of the former golf course as permanent community open space. See Attachment 12.

Contaminated Sites: The BCPWESD report identifies that the proposed amendment site includes lands historically used as a golf course, which have a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), which requires that the level of environmental contamination be determined by conducting a Phase I environmental assessment, as well as a Phase II environmental assessment if necessary. The Policy also requires that any environmental contamination found during these assessments must be mitigated. See Attachment 9. In this regard, the applicant has provided the Phase I and Phase II environmental assessments. See Attachments 10.A. and 10.B. for summaries and statement of use. The full reports are on file at the Planning Council office and available for review.

The Broward County Environmental Permitting Division (BCEPD) report indicates that the provided Phase II environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD report indicates that the amendment site is contaminated and requires an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The BCEPD will not grant Environmental Review Approval of any construction plans until such time that BCEPD is satisfied that the site has been properly remediated. See Attachment 11. The applicant has indicated it will perform the assessment and cleanup of the site as required by State and County codes. See Attachment 12.

In addition, the BCPWESD report states that dewatering is prohibited at or within a quarter mile of contaminated sites without approval from the BCEPD. See Attachment 9. The applicant has acknowledged the restriction and that BCEPD approval is required prior to dewatering at the amendment site. See Attachment 12.

REVIEW OF NATURAL RESOURCES (continued)

V. Historical/Cultural Resources

The Broward County Housing and Urban Planning Division (BCHUPD) report states that the proposed amendment will not have an adverse effect on any known archaeological or paleontological resources or areas of sensitivity. See Attachment 7.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 7. Planning Council staff research indicates that there are currently 4,453 dwelling units permitted within the Carolina Club Dashed-Line Area; approximately 3,383 of those dwelling units have been constructed. The proposed amendment will permit the development of 540 of the remaining permitted 1,070 dwelling units on land currently restricted to Recreation and Open Space and Commercial Recreation uses and does not change the total number of dwelling units permitted within the Dashed-Line Area.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding "Parks/Conservation," as the amendment site parcel is part of a former golf course. See Attachment 13.

III. Other Pertinent Information

The proposed amendment site is located adjacent to the City of Coral Springs. Planning Council staff solicited comments from the adjacent municipality regarding the proposed amendment. As of this writing, no comments have been received from the City.

The applicant conducted a range of community outreach activities to present the proposed development plan to interested parties, including several virtual and in-person meetings, attending surrounding homeowner associations' meetings and creation of an informational project website and direct phone line to obtain project information and submit project related inquiries and feedback. In addition, the applicant has provided correspondence from adjacent homeowner associations in support of the proposed redevelopment of the golf course. See Attachment 14.

Planning Council staff has received correspondence from interested parties regarding the proposed amendment. See Attachment 15.

Update: May 26, 2026: Planning Council staff has received correspondence from interested parties. See Attachment 17.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 499 courtesy notices to all property owners within the land use plan amendment boundaries and within 300 feet of the boundaries, as well as nearby homeowner and community associations within the Carolina Club Dashed-Line Area.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4

PLANNING ANALYSIS

Planning Council staff's analysis finds the proposed amendment is **generally compatible** with the existing retail uses designated Commerce, as well as the existing single-family and multi-family residential neighborhoods designated Irregular (7) Residential and the surrounding golf course use designated Recreation and Open Space, all within the Carolina Club Dashed-Line Area. It is noted that there are currently 4,453 dwelling units permitted within the Dashed-Line Area; approximately 3,383 of those dwelling units have been constructed. The proposed amendment will permit the development of up to 24,800 square feet of commercial use and 540 of the remaining permitted 1,070 dwelling units on parcels of land currently restricted to Recreation and Open Space and Commercial Recreation uses and does not change the total number of dwelling units permitted within the Dashed-Line Area. Further, the adjacent land use patterns demonstrate a compatible transition between residential and open space uses within the Carolina Club community.

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage and solid waste capacity** will be available to serve the proposed land use. Regarding **parks**, the City of Margate will continue to meet the BCLUP community parks requirement of 3 acres per one thousand persons population through 2050. It is noted that the 25% maximum amount of golf course acreage for the projected population continues to be available to be counted by the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 81.7 acres, the City's park inventory in this regard will remain unchanged. In addition, the applicant is permanently preserving approximately 67 gross/65.3 net acres of the remaining golf course as a private park use with active and passive recreational amenities for residents of the Carolina Club community that will retain the Recreation and Open Space designation. This park acreage will be available for the City to enhance its park and open space inventory. See Attachments 1, 4 and 13. Further, no adverse impacts to **historical or cultural resources** were identified.

Regarding impacts to the **regional transportation network**, distribution of the projected additional net 296 p.m. peak hour trips as voluntarily restricted is **not projected to significantly or adversely impact** the operating conditions of said network. See Attachment 5.

Regarding **public schools**, the School Board of Broward County staff report states that the proposed amendment is located within School District Planning Areas "4" and "7," which are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 8.

PLANNING ANALYSIS (continued)

Regarding **affordable housing**, the proposed land use plan amendment is not subject to BCLUP Policy 2.16.2, as it does not propose any additional residential units to the BCLUP. See Attachment 7.

In addition, Planning Council staff analysis finds the following related to **natural resources**:

- Concerning impacts to **potential jurisdictional wetlands**, the applicant has acknowledged and indicated that it will request a wetland determination letter and will ensure that all required licenses be obtained prior to undertaking any site work. See Attachments 9 and 12.
- The Broward County Environmental Permitting Division (BCEPD) report identifies that the proposed amendment site includes lands currently or historically used as a golf course, and which contain **arsenic-contaminated soils**. See Attachments 9 and 11. The applicant has acknowledged the remediation requirements and that BCEPD must be satisfied prior to issuing environmental approvals for construction codes. See Attachment 12.

Recommendation

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, and therefore, recommends approval recognizing the applicant's voluntary commitment to limit development to 540 dwelling units and 24,800 square feet of commercial use, as well as preserve approximately 67 gross/65.3 net acres of the remaining golf course as a private park use for the Carolina Club community that will retain the Recreation and Open Space designation. See Attachment 4.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of February 2026
2. Broward County Parks and Recreation Division Report of January 8, 2026
3. Broward County Planning Council Traffic Analysis of February 27, 2026
4. Draft Declaration of Restrictive Covenants Limiting Development
5. Broward County Planning Council Alternate Traffic Analysis of March 11, 2026
6. Broward County Transit Division Report of December 31, 2025
7. Broward County Housing and Urban Planning Division Report of December 31, 2025
8. School Board of Broward County Consistency Review Report of November 7, 2025
9. Broward County Public Works and Environmental Services Department Report of January 8, 2026
10. A. Summary of Phase 1 Assessment, dated March 2024
B. Summary of Phase 2 Assessment, dated March 2024
11. Broward County Environmental Permitting Division Report of December 10, 2025
12. Applicant's Response to Review Agency Comments, dated January 29, 2026
13. A. BrowardNext - Broward County Land Use Plan Policies, "Park/Conservation" Planning Council Staff Review Comment
B. Conceptual Master Plan
C. Pedestrian Connectivity Plan
14. Public Outreach Narrative and Correspondence from Adjacent Homeowner Associations in Support of the Proposed Redevelopment of the Golf Course, submitted by the Applicant
15. Correspondence from Interested Parties

ATTACHMENTS (continued)

16. Broward County Water Management Division Report of December 16, 2025

Update: May 26, 2026:

17. Correspondence from Interested Parties

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 26-4

Prepared: February 2026

The existing 636.2-acre Carolina Club Dashed-Line Area permits a maximum of 4,453 dwelling units, of which 3,383 units are existing and 1,070 units are unbuilt. The proposed amendment to the Carolina Club Dashed-Line Area changes 75.1 acres of recreation and open space and 6.6 acres of commercial recreation use to 74.1 acres of residential use and 7.6 acres of commerce use. It is noted that no additional dwelling units are proposed to be added to the Broward County Land Use Plan. Therefore, the residential use will result in no net change in demand for public facilities and services, as the contemplated dwelling units are already permitted within the existing 636.2-acre Carolina Club Dashed-Line Area. The proposed commerce use has been evaluated for its impact on the demand for public facilities and services. It is noted the applicant has provided a draft declaration of restrictive covenants limiting development of the amendment area to a maximum of 24,800 square feet of commercial uses and 540 dwelling units, as well as reserving 67 acres of parks and open space (See Attachment 4).

POTABLE WATER

The proposed amendment site will be served by the Margate Water Treatment Plant, which has a current capacity of 13.1 million gallons per day (mgd). The current and committed demand on the treatment plant is 7.0 mgd, with 6.1 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 10.1 mgd, with 3.1 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized a level of service of 0.1 gpd per square foot for both recreation and commerce uses. The proposed amendment will result in no net impact to the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Margate adopted its 10-year Water Supply Facilities Work Plan on August 21, 2024.

SANITARY SEWER

The proposed amendment site will be served by the Margate Wastewater Treatment Plant, which has a current capacity of 10.1 mgd. The current and committed demand on the treatment plant is 7.1 mgd, with 3.0 mgd available. Planning Council staff utilized a level of service of 0.1 gpd per square foot for both recreation and commerce uses. The proposed amendment will result in no net impact to the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Republic Services/Win-Waste Innovations for solid waste disposal service. Republic Services collects and transports the City's solid waste to the Waste-to-Energy Plant, which has a current capacity of 825,000 tons per year (tpy) and a current demand of 725,000 tpy, with 100,000 tpy available. Planning Council staff utilized a level of service 1 pound per 100 square feet per day for recreation uses and 4 pounds per 100 square feet per day for commerce uses. The amendment will result in a net increase in demand of 2,280 pounds per day or 1.14 tons per day for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment area.

DRAINAGE

The proposed amendment site will be served by the South Florida Water Management District (SFWMD) and the Broward County Public Works and Environmental Services Department (BCPWESD). Surface water management licenses from both the SFWMD and BCPWESD will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Margate currently has approximately 294.59 acres of parks and open space to serve its residents. It is noted that the Broward County Land Use Plan (BCLUP) allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 25% of the total Community and Regional Park requirement.

The City's 2050 projected population (64,615) requires approximately 193.85 acres of parks to meet the community parks acreage requirement of 3 acres per one thousand persons population; therefore, up to 48.46 acres of golf courses can be used for the City's parks and open space requirement. It is noted that the 25% maximum amount of golf course acreage of 48.46 acres will continue to be available to be counted by the City, as approximately 197.63 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 81.7 acres, the City's park inventory in this regard will remain unchanged.

In addition, the applicant intends to mitigate the loss of 81.7 gross acres of golf course use by permanently preserving approximately 67 gross/65.3 net acres of the remaining golf course as a private park with active and passive recreational amenities for residents of the Carolina Club community that will retain its Recreation and Open Space designation and be maintained by the applicant. Planning Council staff notes that the BCLUP allows up to 100% of the total private recreational acreage or open areas over 0.25 acres that are zoned and/or deed restricted for open space use including a mixture of active and passive recreational facilities, provided the area does not exceed 3 acres per one thousand residents sharing the facilities. This private recreation acreage will be available for the City to enhance its park and open space inventory, as the level of service is does not exceed 3 acres per 1,000 residents sharing the facilities. See Attachments 4 and 13.

ATTACHMENT 2



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

January 8, 2026



To: Dawn Teetsel, Director of Planning
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division **West, Dan**
Digitally signed by West, Dan
Date: 2026.01.12 10:24:29 -05'00'

From: Linda Briggs Thompson, Environmental Program Manager
Parks and Recreation Division **Briggs, Linda**
Digitally signed by Briggs, Linda
Date: 2026.01.12 10:29:09 -05'00'

Re: **Land Use Plan Amendment Comments
Proposed Amendment PC 26-4– Carolina Club (Margate)**

Broward County Parks and Recreation Division has reviewed the land use plan amendment PC 26-4 – Carolina Club (Margate). Our comments are as follows:

PC 26-4 While we are cognizant of the pressure to construct more housing, it is concerning to see land designated as commercial recreation developed for housing. The former intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

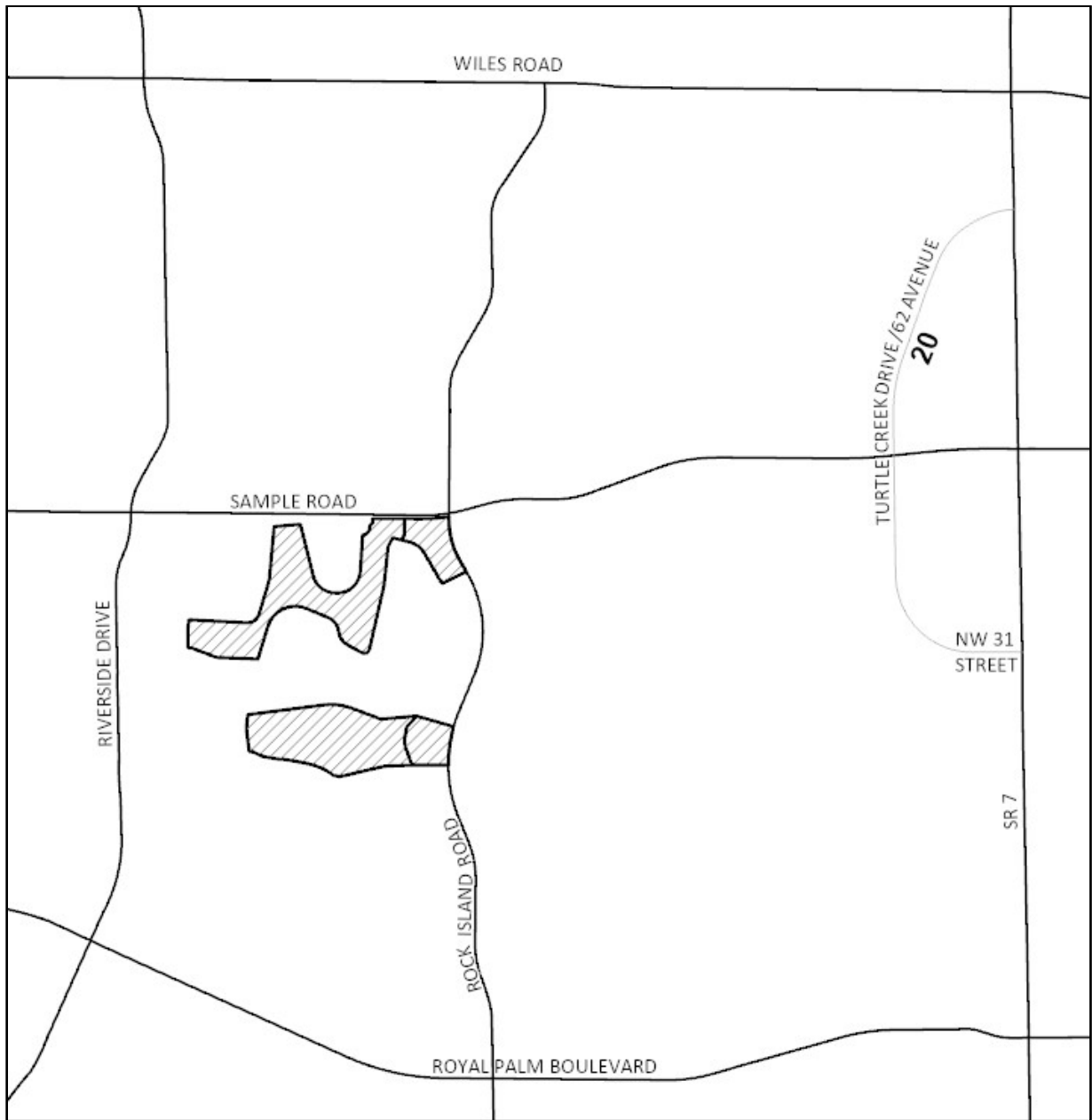
The application states that the applicant is “proposing to dedicate and maintain 67.029 gross acres of **land** as community serving open space...” (pg. 35 of 41). However, it appears from the Conceptual Master Plan, that much of this land is planned to be open water retention areas, likely part of the required surface water management. Unless kayaking, fishing or other aquatic recreation activities will be facilitated at this location, the role to the community as dedicated open space is limited. Additionally, for the 8-foot asphalt trail to be a pleasant walking experience, shade trees should be installed.

Burrowing owl populations are located within one mile of this site which contains suitable habitat. Permits from the Florida Fish and Wildlife Conservation Commission must be obtained for impacts to or removal of any burrowing owl burrows on site.

If you or your staff have any questions about our comments, please call me at 954-357-8120.

TRAFFIC ANALYSIS (continued)

Graphic of Impacted Roadway Segments of the Regional Transportation Network:



Impacted Regional Transportation Network Without the Proposed Amendment: Year 2045:

Roadway	Segment	Volume	Capacity	LOS
1. Turtle Creek Drive/62 Avenue	North of Northwest 31 Street	2,613	2,628	D

Impacted Regional Transportation Network With the Proposed Amendment: Year 2045:

Roadway	Segment	Volume	Capacity	LOS
2. Turtle Creek Drive/62 Avenue	North of Northwest 31 Street	2,633	2,628	F

PLANNING COMMENTS

It is noted that no additional dwelling units are proposed to be added to the Broward County Land Use Plan. Therefore, the residential use will result in no net impact, as the contemplated dwelling units are already permitted within the existing 636.2-acre Carolina Club Dashed-Line Area. The proposed commerce use has been evaluated for its impact and is presumed to allow approximately 76,000 square feet of commercial use. Based on this premise, the amendment is projected to increase traffic on the regional roadway network by approximately 380 p.m. peak hour trips at the long-term planning horizon. The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment would **adversely** impact one (1) roadway segment†, as follows:

1. Turtle Creek Drive/62 Avenue, north of Northwest 31 Street, denigrates from an acceptable level of service (LOS) “D” to an unacceptable LOS “F,” with the addition of the trips generated by the proposed amendment.

† Based on the MPO Roadway Capacity and LOS Analysis 2020 & 2045 Table.

ATTACHMENT 4

Return recorded copy to:

Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

This Instrument Prepared by:

Christina Bilenki, Esq.
Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432



SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") made and entered into this ___ day of _____, 20___, by **ROSEMURGY ACQUISITIONS, LLC**, a Florida limited liability company whose mailing address is 1801 S Federal Highway, Boca Raton, FL 33432 ("Declarant") shall be for the benefit of Broward County, a political subdivision of the State of Florida with a mailing address of 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County") and the City of Margate, a political subdivision of the State of Florida with a mailing address of 5790 Margate Boulevard, Margate, FL 33063 ("City").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of that certain real property located in the City of Margate, Broward County, Florida, as more particularly described on Exhibit "A" ("Property"); and

WHEREAS, the Property is subject to a land use plan amendment, which application is identified as Case Number PC ___and referred to herein as the "Application"; and

WHEREAS, the County approved the Application to change the land use designation from Commercial Recreation within a 7.0 Dashed-Line Area to: Commerce within a 7.0 Dashed-Line Area on Pod A, Irregular Residential within a 7.0 Dashed-Line Area on Pod B and Pod C; and

WHEREAS, Owner has offered to enter into this Declaration to restrict the utilization of the Property; and

WHEREAS, Owner agrees to grant this Declaration to the County and City, and the County and City agree to accept this Declaration in order to place certain restriction on the development of the Property upon final approval.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owner hereby declares that the Property specifically referenced herein shall be owned, held, used, transferred, sold,

conveyed, demised and occupied subject to the covenants, restrictions and regulations herein set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.
2. Property Development. Declarant hereby restricts development of the Property to a maximum of five hundred forty (540) dwelling units on Pod B and Pod C, and twenty four thousand eight hundred (24,800) square feet of commercial development on Pod A. The commercial square footage on Pod A may be modified to provide for additional single-family or townhouse units pursuant to an allocation of flexibility or redevelopment units, or as otherwise permitted by the BrowardNext Land Use Plan and approved by the City.
3. Recreation and Open Space. Approximately sixty seven (67) acres, depicted as Pods D, E, F, G, and H on the Concept Plan, shall be reserved for and restricted to community recreation and open space in accordance with the underlying land use designation ("**Open Space**").
4. Modification, Amendment, Release. This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the Property affected by such modification, amendment or release and approved in writing by the County. The appropriate governmental authority of the County and City shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.
5. Recordation. This Declaration shall be recorded in the Public Records of Broward County, shall run with the Property in perpetuity, for the sole benefit of the County and shall bind all successors and assigns to the title of the Property.
6. Effective Date. This instrument shall become effective and shall be recorded if the above-described Application is approved by all required governmental entities with all appeal periods having run without the filing of an appeal.
7. Severability. These restrictions are hereby declared to be severable and independent. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgement or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.
8. Third Party Beneficiary. This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.
9. Captions, Headings and Titles. Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictive Covenants as follows:

ROSEMURGY ACQUISITIONS, LLC
a Florida limited liability company

WITNESSES:

(Signature)

By: _____
(Signature)

(Print Name)

(Print Name)

(Signature)

Title

(Print Name)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 20___, by _____, as _____, of ROSEMURGY ACQUISITIONS, LLC, on behalf of the corporation. He or she is:

___ personally known to me, or

___ produced identification. Type of identification produced _____.

(SEAL)

Notary Public, State of Florida

Print Name

My Commission Expires:

PLANNING COMMENTS

The applicant has provided a draft Declaration of Restrictive Covenants limiting development of the amendment area to a maximum of 24,800 square feet of commercial uses and 540 dwelling units. It is noted that no additional dwelling units are proposed to be added to the Broward County Land Use Plan. Therefore, the residential use will result in no net impact, as the contemplated dwelling units are already permitted within the existing 636.2-acre Carolina Club Dashed-Line Area. The proposed commerce use has been evaluated for its impact. The proposed amendment, as voluntarily restricted, is projected to increase traffic on the regional roadway network by approximately 296 p.m. peak hour trips at the long-term planning horizon.

The Broward Metropolitan Planning Organization (MPO) Year 2050 Transportation Plan model analysis distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment, *as voluntarily restricted*, is not anticipated to negatively impact the operating conditions of the regional transportation network.

ATTACHMENT 6



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL



December 31, 2025

Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 26-4 (Carolina Club Golf Course) in the City of Margate

Dawn Teetsel,

Broward County Transit (BCT) has reviewed your correspondence dated December 8, 2025, regarding the proposed LUPA for the Carolina Golf Club in the City of Margate, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Route 34, Margate community shuttle Routes A, As, and C, and the Coral Springs community shuttle Blue Route. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 34 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays the BCT Route 34 runs from 5:00 a.m. to 11:00 p.m. with a frequency of 25 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 34	Weekday Saturday Sunday	5:00 a.m. – 11:00 p.m. 5:40 a.m. – 10:46 p.m. 7:53 a.m. – 8:52 p.m.	31 minutes 43 minutes 41 minutes
Margate A BCT Route 753	WEEKDAY	7:30 a.m. – 4:30 p.m.	60 Minutes
Margate As BCT Route 754	SATURDAY	7:30 a.m. – 4:47 p.m.	70 Minutes
Margate C BCT Route 710	WEEKDAY	7:30 a.m. – 4:30 p.m.	60 minutes

Broward County Board of County Commissioners

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
broward.org

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
Coral Springs Blue BCT Route 723	WEKDAY	8:00 a.m. – 6:00 p.m.	60 minutes
	SATURDAY	8:00 a.m. – 5:00 p.m.	60 minutes
	SUNDAY	8:00 a.m. – 5:00 p.m.	60 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project’s development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen

Planner

Service and Strategic Planning – Broward County Transit

ATTACHMENT 7



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: December 31, 2025

TO: Barbara Boy, Executive Director
Broward County Planning Council

FROM: Darby Delsalle, AICP, Director
Housing and Urban Planning Division

**DARBY
DELSALLE**

Digitally signed by
DARBY DELSALLE
Date: 2025.12.31
08:25:28 -05'00'



SUBJECT: PC 26-4 Margate (Carolina Club Course)

The Broward County Housing and Urban Planning Division staff reviewed proposed amendment PC 26-4. The subject site is in the City of Margate involving approximately 81.7 acres. The amendment proposes:

Current Designation: 75.1 acres of Recreation and Open Space within a Dashed-Line Area.
6.6 acres of Commercial Recreation within a Dashed Line Area.

Proposed Designation: 74.1 acres of Irregular (7) Residential within a Dashed-Line Area.
7.6 acres of Commerce within a Dashed-Line Area.

Estimated Net Effect:

- Reduction of 75.1 acres of Recreation and Open Space use.
- Reduction of 6.6 acres of Commercial Recreation use.
- Addition of 7.6 acres of Commerce use.
- Addition of 74.1 acres of Residential use, allowing development of up to 540 dwelling units.
- No additional dwelling units proposed to the Broward County Land Use Plan [4,453 dwelling units currently permitted within the entire 636.2-acre Carolina Club Dashed-Line Area, with 3,383 existing and 1,070 unbuilt].

Analysis of Natural and Historic Resources

- A. Based on a review of the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Margate, within the jurisdictional boundaries of Broward County's historic preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall

notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County Public Works and Environmental Services Department
Housing and Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

2. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Housing and Urban Planning Division (HUPD) staff has reviewed this application and determined that it meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. A total of 4,453 residential units is currently permitted within the entire 82-acre Carolina Club Dashed-Line Area (3,383 existing and 1,070 unbuilt). This request allows for the development of up to 540 dwelling units; however, these units will be allocated from the available pool of unbuilt units within the Dashed-Line Area. Further, an agreement between the developer and City of Margate limits the amendment area to a maximum of 540 residential dwelling units and 30,000 square feet of commercial use. Therefore, no additional dwelling units are proposed to the BCLUP.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The City of Coral Springs is located on the north and west sides of the site. The application states an electronic submission of the application will be provided to the City of Coral Springs.

Complete Streets

The intent of this section is to provide some suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), MM-4 (multi-modal level of service).

Applicable policies: The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- **Policy 3.5.4** state that the “Safe Routes” programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County’s local governments.
- **Policy 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Project Description: The applicant proposes to provide access utilizing existing access points. These include the access points from Rock Island Road on both the northeastern and southeastern sides of the site, as well as access from Sample Road on the north via Holiday Springs Boulevard.

Bicycle lanes/Sidewalks: The site is served by an internal sidewalk network. An eight (8) feet wide asphalt recreational trail is proposed on the former golf course, as well as ponds that will serve the purposes of both a recreational amenity and drainage.

Broward County Staff Complete Streets Comments

Staff suggests the following features be considered in the site design:

- A safe, continuous sidewalk or similar direct connection between the proposed buildings.
- Connecting parking areas to buildings with covered sidewalks/breezeways.
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.
- Electric vehicle charging stations.
- Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-3742-2024
County No: N/A
Folio #: N/A
Carolina Club
November 7, 2025

RECEIVED
11/21/2025



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: November 7, 2025	Units Permitted: 0 Units Proposed: 734	Existing Land Use: Commercial Recreation and Recreation & Open Irregular Residential w/in 7.0 Dashed Line Area Proposed Land Use: S-2 Open Space District Current Zoning: (City) Proposed Zoning: R-3A Multiple Dwelling District (City) Section: 23 Township: 48 Range: 41
Name: Carolina Club	NET CHANGE (UNITS): 734	
SBBC Project Number: SBBC-3742-2024	Students Permitted Proposed NET CHANGE	
County Project Number: N/A	Elem 0 91 91	
Municipality Project Number: N/A	Mid 0 47 47	
Owner/Developer: J&D Golf Properties, LLC	High 0 82 82	
Jurisdiction: Margate	Total 0 220 220	

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Margate Elementary	1,116	1,228	1,010	-218	-12	82.2%
Margate Middle	1,762	1,762	937	-825	-37	53.2%
Coral Springs High	2,910	3,201	2,221	-980	-39	69.4%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Margate Elementary	1,010	-218	82.2%	1,014	1,009	1,003	1,002	981
Margate Middle	944	-495	53.6%	891	846	800	759	712
Coral Springs High	2,221	-980	69.4%	2,136	2,079	2,022	1,957	1,911

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7* - Elementary	17,212	11,608	-5,604	10,994	10,884	10,773	10,660	10,549
Area 7* - Middle	7,974	5,586	-2,388	5,325	5,274	5,223	5,170	5,119
Area 7* - High	10,696	8,294	-2,402	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Coral Springs	1,600	1,745	145	1,745	1,745	1,745
Renaissance Charter School Of Coral Springs	1,504	1,523	19	1,523	1,523	1,523
Rise Academy School Of Science And Tech	700	346	-354	346	346	346
Somerset Academy Riverside Elementary	750	421	-329	421	421	421

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Margate Elementary	
Margate Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coral Springs High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area 7	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 74.12-acre site is generally located on the South side of Sample Road, between Rock Island Road and Holiday Springs Boulevard in the City of Margate. The site's current land use designation is Recreation and Open Space within a 7.0-acre Dashed Line Area, and the current zoning designation is S-2 Open Space District. The applicant is proposing to change the land use designation to Irregular Residential w/in 7.0 Dashed Line Area and the zoning designation to R-3A Multiple Dwelling District to allow 734 (three or more bedroom) townhouse residential units, which are anticipated to generate an additional 220 students (91 elementary, 47 middle, and 82 high) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made to the five-year student enrollment projections. This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and the Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Margate Elementary, Margate Middle, and Coral Springs High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "4" for high school, and Planning Area "7" for elementary and middle schools. Elementary and middle schools currently serving Planning Area "7" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on high schools in Planning Area "4": aggregate school capacity (13,194), aggregate enrollment (10,634), and aggregate projected enrollment (2029/30 – 10,024; 2030/31 – 9,921; 2031/32 – 9,818; 2032/33 – 9,715; 2033/34 – 9,611).

Therefore, both Planning Area "4" and Planning Area "7" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-3742-2024

11/7/2025

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

ATTACHMENT 9

PWES Environmental Comments
PC 26-4
Page 1



PUBLIC WORKS AND ENVIROMENTAL SERVICES (PWES) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: Rosemurgy Acquisitions, LLC

Amendment No.: PC 26-4

Jurisdiction: Margate

Size: Approximately 81.7 acres

Existing Use: Former golf course

Current Land Use Designation: 75.1 acres of Recreation and Open Space within a Dashed-Line Area* 6.6 acres of Commercial Recreation within a Dashed-Line Area

Proposed Land Use Designation: 74.1 acres of Irregular (7) Residential within a Dashed-Line Area 7.6 acres of Commerce within a Dashed-Line Area

Estimated Net Effect: Reduction of 75.1 acres of recreation and open space use
Reduction of 6.6 acres of commercial recreation use Addition of 7.6 acres of commerce use

Addition of 74.1 acres of residential use, allowing the development of up to 540 dwelling units** No additional dwelling units proposed to the Broward County Land Use Plan [4,453 dwelling units currently permitted within the entire 636.2- acre Carolina Club Dashed-Line Area, with 3,383 existing and 1,070 unbuilt]

Location: In Section 23, Township 48 South, Range 41 East; generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. The subject proposed amendment location is a known contaminated site:

- EPD Site No. 1363A, Carolina Country Club; 3011 Rock Island Rd, Margate; Petroleum
- EPD Site No. 1363B, Carolina Country Club; 3011 Rock Island Rd, Margate; Arsenic

This site would be subject to the Planning Council's own Land Use Policy 2.5.5, requiring mitigation of environmental contamination. EPD has provided a Memorandum to the Planning Council to summarize findings related to this contaminated site, including the Phase 2 Environmental Site Assessment Report submitted with this LUPA Application.

In addition, there are **two (2)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)

3. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.

5. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation

6. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

7. Account for any additional discharges/flows going to the site from adjacent properties.

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Margate. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are seven (7) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the seven (7) facilities, three (3) are hazardous material facilities, zero (0) are storage tank facilities, and four (4) are facilities that have both hazardous materials and storage tanks. *(PD 12/11/2025)*

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence, however there are three (3) known wellfield zones of influence adjacent to or within ¼ mile of the amendment site. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 12/11/2025)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 12/11/2025)*

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in an **increase of 380 peak hour trips** per day compared to trips associated with the current designation. Based upon the roadway level of service, trips generated, and potential development at this point in time, an amendment to the current land use designation can be assumed to have a **moderate impact** based on all current information provided at this stage in the process.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site. As such, there have been no air quality-related complaints in the last 10 years, and there are no facilities in the area with existing or potential odor or noise problems.

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

[Check map at:

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

Protected Natural Lands –

Project site is not included, nor does it contain or abut a protected natural land based on a review of the Protected Natural Lands Inventory map.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a direct coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates

to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

See attached.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 46 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 39 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggest that the design of the new project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.



Public Works and Environmental Services Department

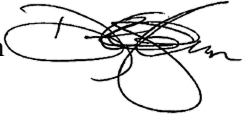
ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: December 10, 2025

TO: Dawn Teetsel, Director of Planning, Broward County Planning Council

FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division 

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department

RE: **PC 26-4 Carolina Club Golf Course**
3011 N Rock Island Road, Margate

The Environmental Permitting Division (EPD) has reviewed the *Phase II Environmental Site Assessment (ESA)* for Carolina Club, dated March 15, 2025, and prepared by WGI, Inc., submitted with the *Land Use Plan Amendment* (hereinafter “LUPA Application”), to the Broward County Planning Council for the referenced site. The *Phase II ESA* examines the presence of contaminants in soil and groundwater throughout the site, which is being proposed for land use changes to include residential and green space applications.

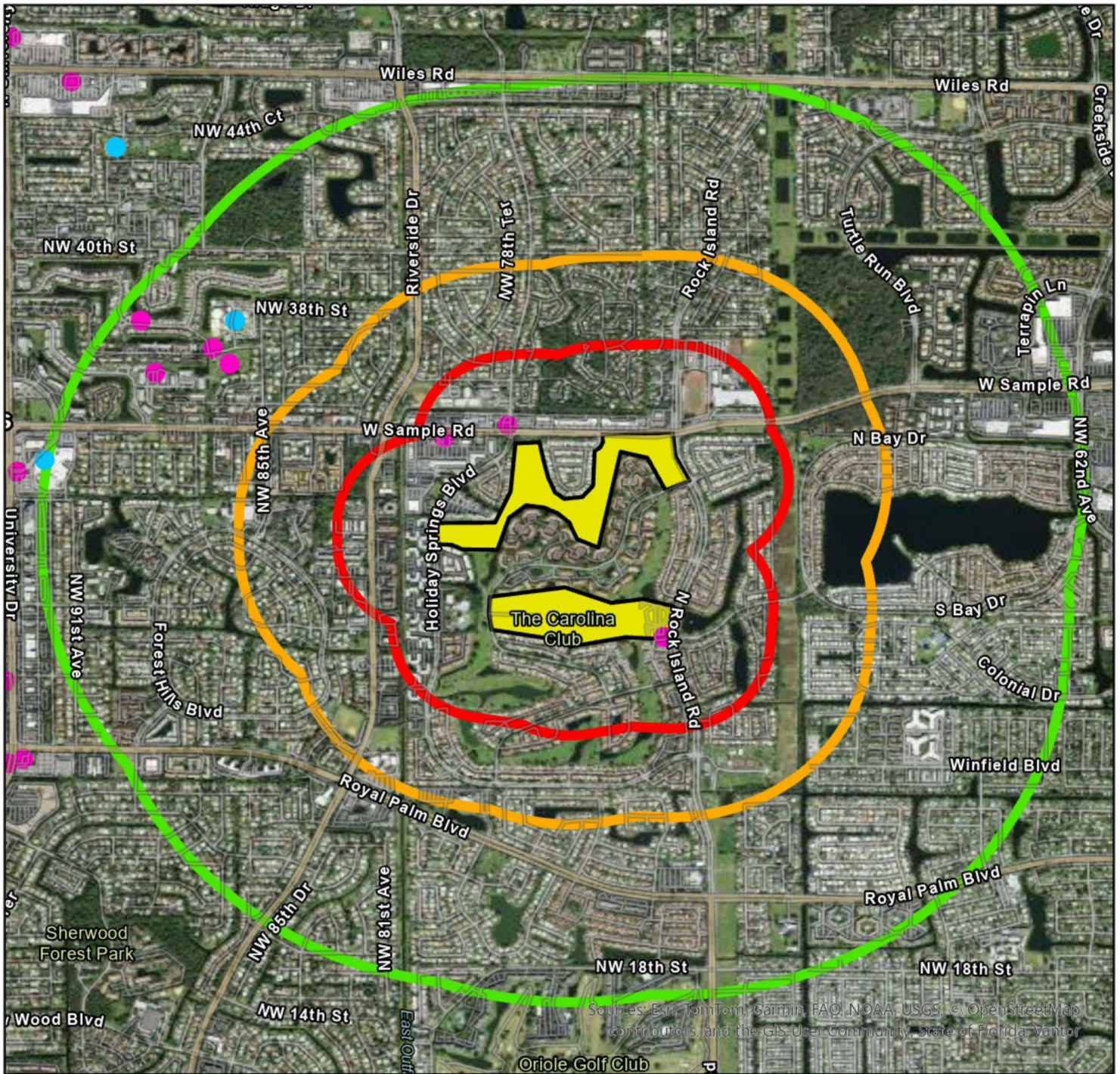
EPD has determined that the *Phase II ESA* is sufficient to satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following comments:

- EPD was the regulatory authority overseeing assessment and cleanup of arsenic contamination at the golf course maintenance facility from 2005 until 2008. The contaminant case (EPD Site NF-1363B) was closed with restrictions via a Declaration of Restrictive Covenant (DRC) recorded as Instrument 107948193 with Broward County Records Division on June 12, 2006, between Broward County and J&D Golf Properties, LLC. The DRC includes a land use restriction on the golf course at large to prohibit, among other applications, residential uses.
- The *Phase II ESA* documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential and Commercial/Industrial Soil Cleanup Target Levels (CTL) and in groundwater at concentrations greater than the applicable Groundwater CTL. Given the County’s DRC and EPD’s prior engagement with Carolina Country Club, these results are anticipated and are consistent with what is typically found at properties that have been subjected to past golf course uses.
- EPD is also the regulatory authority overseeing the cleanup of petroleum contamination at the former golf maintenance facility area in the FDEP Petroleum Restoration Program (EPD Site SF-1363A). Cleanup activities have been suspended due to compliance issues by the owner/operator. As of the date of this Memorandum, the compliance violations have not been resolved, and the storage tanks remain out of compliance.

Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based CTLs have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, FAC. In addition, the existing DRC must be terminated, released, or otherwise amended to reflect the new land uses and any related engineering or institutional controls.

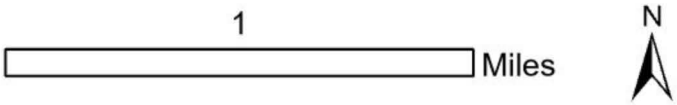
If you have any questions or wish to discuss, please feel free contact me at (954) 519-1478 or dvanlandingham@broward.org.

Broward County Land Use Plan Proposed Amendment 26-4



Legend

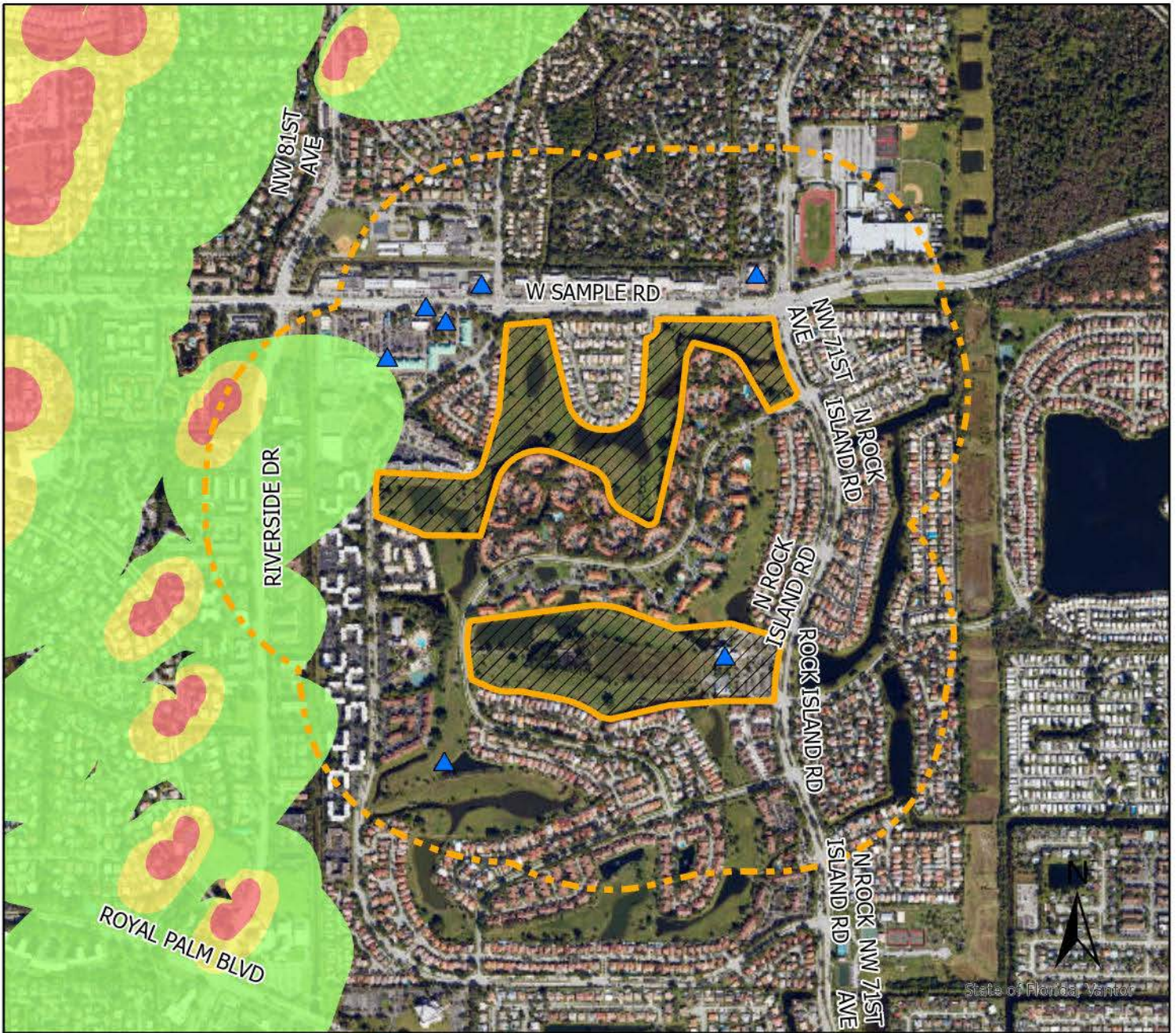
- State Air Sites
- County Air Sites
- Contaminated Sites
- Solid Waste Facilities
- One Mile Buffer
- Half Mile Buffer
- Quarter Mile Buffer
- Proposed Site



Generated for location purposes only.
 Marker size is a visual aid, and neither
 represents exact location nor area of
 designated facility.
 Prepared by: Ashley R. on 12/11/25
 Natural Resources Division

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Chevron #520	7801 W SAMPLE RD, Coral Springs, FL 33065	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
Advance Auto Parts #9345	7912 W SAMPLE RD, Coral Springs, FL 33065	5531 - Auto and Home Supply Stores	Hazardous Material Facility
T-Mobile USA, Inc 6FB1074C	3011 N ROCK ISLAND RD, Margate, FL 33063	4812 - Radiotelephone Communications	Hazardous Material Facility
Carolina Club	3011 ROCK ISLAND RD, Margate, FL 33063	7997 - Membership Sports and Recreation Clubs	Hazardous Material and Storage Tank Facility
Wawa #5338	7305 W SAMPLE RD, Coral Springs, FL 33065	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
7-Eleven Store #34949	7844 W SAMPLE RD, Margate, FL 33065	5541 - Gasoline Service Stations	Hazardous Material and Storage Tank Facility
E Z Drycleaners	7958 W SAMPLE RD, Margate, FL 33065	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Material Facility

PC 26-4 Carolina Club Golf Course



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

Prepared on: 12/11/2025 11:25 AM
Prepared by: Pdurius

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

I. Description of the Site and Proposed Amendment

- For:** Broward County Planning Council
- Applicant:** Rosemurgy Acquisitions, LLC
- Amendment No.:** PC 26-4
- Jurisdiction:** Margate
- Size:** Approximately 81.7 acres
- Existing Use:** Former golf course
- Current Land Use Designation:** 75.1 acres of Recreation and Open Space within a Dashed-Line Area* 6.6 acres of Commercial Recreation within a Dashed-Line Area
- Proposed Land Use Designation:** 74.1 acres of Irregular (7) Residential within a Dashed-Line Area 7.6 acres of Commerce within a Dashed-Line Area
- Estimated Net Effect:** Reduction of 75.1 acres of recreation and open space use
Reduction of 6.6 acres of commercial recreation use Addition of 7.6 acres of commerce use
- Addition of 74.1 acres of residential use, allowing the development of up to 540 dwelling units** No additional dwelling units proposed to the Broward County Land Use Plan [4,453 dwelling units currently permitted within the entire 636.2- acre Carolina Club Dashed-Line Area, with 3,383 existing and 1,070 unbuilt]
- Location:** In Section 23, Township 48 South, Range 41 East; generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

- A.** *Are wetlands present on subject property?* Unknown at this time.
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.* Unknown
- C.** *Describe the characteristics and quality of wetlands present on subject property.* Unknown

D. Is the property under review for an Environmental Resource License? No

E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? No. An Environmental Resource License is required to fill or excavate surface waters on the site.

III. Comments:

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, PWS



PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director,
Public Works and Environmental Services Department

Handwritten initials in blue ink, appearing to be "JJ".

Date: 01/07/2026

Re: Initial Resilience Review of PC 26-4, Carolina Golf Course - Margate

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas

[CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for priority planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

Given the overall reduction in open space proposed, the applicant is asked to elaborate on plans for park development. While amenities have been listed, there is no detail provided regarding planned expansion of tree canopy as beneficial to heat mitigation and water management. The

Broward County Board of County Commissioners



Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine
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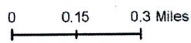
applicant is asked to provide detail as to how the proposed amendment will support Action #33 of the 2025 Countywide Climate Action Plan (CCAP) and the minimum goal of a 40% tree canopy cover countywide. Further, the applicant is requested to identify strategies or features as part of the planned development supporting the goals and implementation of the following CCAP themes and recommendations: Water Resources concerning stormwater, including actions #133 (Promote green infrastructure) and #134 (Increase pervious areas) and Regional Climate Action Plan recommendations and strategies pertaining to Public Health, including PH-3.1 (Use of green infrastructure to reduce heat) and PH-3.3 (Use of cool building materials), through design, permitting and construction.

The Applicant should note the 2024 adoption of the 2070 future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) for inclusion in the development of the stormwater management system analysis.

Broward County Land Use Plan Proposed Amendment PC 26-4 Priority Planning Area Map



-  Proposed Amendment Site
-  Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070
(PC 26-4 is located outside of a Priority Planning Area)



ATTACHMENT 10.A.

Phase I Environmental Site Assessment for Carolina Club 3011 N Rock Island Road, Margate, FL



Prepared for:
Rosemurgy Acquisitions, LLC

Prepared by:



WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411
561-687-2220

WGI Project No. 10469.00

Report Issuance Date: March 21, 2024
Report Expiration Date: August 27, 2024

EXECUTIVE SUMMARY

WGI has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E1527-21 of approximately 143 acres of land at or near 3011 N Rock Island Road in Margate, Florida, the subject property.

Summary of the Subject Property

- The subject property is an inactive golf course. The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.
- There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.
- There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989. Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024. The known PAH contamination is a REC.
- There are two fuel storage tanks that remain today. Both are at the maintenance area:
 - Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building. Given the size, it does not require registration.
 - Tank #4 (Remains): Broward County records indicate there is a 600 gallon underground storage tank (UST) for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. It remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.
- There are several 55-gallon drums of hazardous substances or petroleum products, primarily or entirely waste oil, at the maintenance building next to the AST and UST. WGI found no evidence of a significant release from these containers.
- The maintenance building contains a chemical room with agrichemicals such as pesticides, herbicides, and fungicides. The chemical room is poorly maintained but generally dry with no evidence of a substantial release.
- The subject property contains an inactive clubhouse, restaurant, and golf cart barn. These were constructed in 1992-1993. At least recently (2018) the golf carts were electric; there is no evidence that fuel tanks were ever installed at or near the golf cart barn. The carts and their batteries have been removed.
- The subject property has had several Broward County Hazardous Waste Management Licenses for batteries associated with rooftop cell phone tower(s).
- Arsenic above soil and groundwater cleanup target levels has been documented at the maintenance area as well as outside the maintenance area.

Recognized Environmental Conditions (RECs)

- **REC 1:** PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 06/8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Maps are provided in **Appendix G**. Additional soil removal is anticipated to occur in 2024.
- **REC 2:** Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

Controlled Recognized Environmental Conditions (CRECs)

- **CREC 1:** Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious “Paved Cap Area” and a “Clean Fill Cap Area”. The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.

Environmental Liens (ELs) and Activity and Use Limitations (AULs)

- WGI found evidence of AULs. The DRC dated April 17, 2008 (provided in **Appendix F**) requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The search for ELs and AULs by the Environmental Professional (WGI) is supplementary to the User’s obligation to search for ELs and AULs and report any findings to the Environmental Professional.

Historical Recognized Environmental Conditions (HRECs)

- None. There is no evidence of a past release of any hazardous substances or petroleum products that has affected the subject property and has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority without subjecting the subject property to any controls.

De minimis conditions - not considered RECs

- Oily water and stained concrete at the maintenance area within the secondary containment wall of the AST and drum storage area. *De minimis* conditions are related to a release but generally do not present a threat

to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Business Environmental Risks

- See Section 10.

Significant Data Gaps

- None. WGI believes that any data gaps and/or data failures did not impede our ability to adequately assess the subject property or impede our ability to identify RECs.

Recommendations

- Recommendations for a Phase II ESA or other assessment activities are specifically not required by ASTM E1527-21. If applicable, WGI will provide any recommendations separately.

ATTACHMENT 10.B.

Phase II Environmental Site Assessment for Carolina Club 3011 N Rock Island Road, Margate, FL



Prepared for:
Rosemurgy Acquisitions, LLC

Prepared by:



WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411
561-687-2220

WGI Project No. 10469.00

Report Issuance Date: March 15, 2024

1.0 INTRODUCTION

The subject property is the Carolina Club golf course. A map is provided as **Figure 1**.

Subject Property Description	
Project name	Carolina Club
Address	3011 N Rock Island Road, Margate, Florida
Subject property ID number(s)	<u>Broward County Parcel ID #</u> <u>Acres</u>
	4841-23-00-0020 137.5
	4841-23-06-0040 5.9
Size	143 acres
FDEP Facility IDs	ERIC_6801, and 8732113

Source(s):
County Property Appraiser's website

The history of the subject property was determined by a Phase I Environmental Site Assessment (ESA) prepared by WGI and dated March 2024. A summary of the key parts of the history that are relevant to this Phase II ESA include the following:

- The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.
- There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been generally similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.
- Arsenic has been previously documented above soil and groundwater cleanup target levels at the maintenance area as well as outside the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The institutional controls include several restrictions, including but not limited to, a prohibition on groundwater withdrawal and land use restrictions which limit the land use to a golf course facility.

1.1 Purpose of the Phase II ESA

The Phase I ESA dated March 14, 2024 found the following Recognized Environmental Conditions (RECs) and Controlled Recognized Environmental Condition (CREC):

- **REC 1:** PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024.

- This REC is currently undergoing State-funded assessment and cleanup; therefore, it is not assessed in this Phase II ESA.
- **REC 2:** Possible Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination by arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet below land surface, the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below land surface the arsenic levels ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 appears to specify that the entire golf course shall remain a golf course. WGI considers the possible presence of arsenic outside the maintenance area as a REC because soil sampling data indicate that arsenic is present outside the maintenance area and it is likely that it extends to other parts of the golf course.
 - This REC is the subject of this Phase II ESA.
- **CREC 1:** Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area (**Figure 4**). A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 established two engineering controls: an impervious “Paved Cap Area” and a “Clean Fill Cap Area” (**Figure 5**). The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.
 - This CREC is located in the same general area as the PAH contamination of REC 1. Soil and groundwater remediation are ongoing in this area to address the PAH issue, with additional soil removal expected to occur in 2024. As this area is undergoing remediation, this Phase II ESA does not address this area at this time.

1.2 Limitations of a Phase II ESA

The Phase II ESA was completed to evaluate a specific REC. While reasonable efforts have been made to identify the presence of environmental items of potential concern, reasonable efforts may not always identify evidence of all items of concern, which could exist but be hidden from view. Further, it is inherent in Phase II ESA work that sampling is limited to certain areas and certain analytes; it is not possible to denounce the presence of impacts in all areas. WGI warrants that the findings presented herein are based on recognized practice for conducting a Phase II ESA. No other warranties are expressed or implied.

2.0 PHYSICAL CHARACTERISTICS OF THE SITE

2.1 Topography

The topography in this part of the County is nearly flat. The direction of flow of a contamination spill either onsite or offsite is more likely to be affected by localized curbs, structures, swales, canals, berms, or other drainage features than regional topography. The golf course has undulating man-made topography typical of a golf course. **Figure 2** contains a LiDAR image showing the topography. Much of the golf course is approximately 12 feet National Geodetic Vertical Datum (NGVD) in elevation, according to USGS topographic data. Many of the tee boxes and greens are approximately 3 to 4 feet higher. East of the maintenance area (downrange of the driving range) is a berm that is approximately 23 ft NGVD which is about 11 feet higher the nominal elevation of the golf course. There are several lakes; these are man-made and part of the stormwater management system.

2.1 Depth to Groundwater and Flow Direction

At the maintenance area, the depth to groundwater is approximately 4.8 to 7.3 feet below land surface; this is based on information in a Template Site Assessment Report dated 3/31/2016 for the maintenance area. The depth to groundwater is not well established in other parts of the golf course. Based on the water levels in the lakes within or proximal to the subject property, the depth to groundwater is likely to be approximately 2 to 5 feet in most parts of the golf course. The depth to groundwater likely varies seasonally and may be locally influenced by several factors such as proximity to water bodies.

Groundwater flow direction is important in assessing contamination potential. According to the sources cited below, regional flow direction in this part of the County is to the southeast. Groundwater flow direction can be locally influenced by canals, lakes, and other features. Also, groundwater flow direction can change seasonally as surface water levels vary during the wet and dry seasons. A Template Site Assessment Report dated 3/31/2016 indicated groundwater flow direction at the southwest corner of the maintenance building in December 2014 was to the north and stated that the flow direction is variable. A Remedial Action Interim Report for the maintenance area dated 12/17/2018 indicated groundwater flow at the maintenance area in November 2018 was to the southeast.

Source(s):

Andreyev Engineering, Inc "Carolina Club Annual Natural Attenuation Monitoring Report" May 9, 2017.

Causaras, C.R., 1985. Geology of the Surficial Aquifer System, Broward County, Florida, U.S. Geological Survey, Water Resources Investigations Report 84-4068.

2.2 Soil Types

According to the U.S. Department of Agriculture Natural Resources Conservation Service, the subject property is mapped as having several soil types (**Figure 3**). The predominant soil types are as follows:

- Matlacha gravelly fine sand, limestone substratum. 48 inches of gravelling fine sand, fine sand, and fine sandy loam overlying bedrock.
- Hallandale Fine Sand: 12 inches of fine sand overlying bedrock.
- Boca Fine Sand: 30 inches of fine sand and fine sandy loam overlying bedrock.
- Plantation, ponded-Matlacha-Urban land complex: 10 inches of muck, then fine sand and fine sandy loam to 33 inches, then bedrock.

The soil types generally allow vertical migration of potential contamination; the soil types generally do not contain low permeability layers that facilitate substantial horizontal migration of contaminants in the vadose zone. Given the extensive earthwork that occurred to create the golf course and stormwater management system, the natural soil profile likely has been substantially disrupted or destroyed in most or all of the property.

Source(s):

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS)
<http://websoilsurvey.nrcs.usda.gov/app/>

3.0 CONCEPTUAL SITE MODEL

Based on the history of the subject property as a golf course, it is likely that agrichemicals such as pesticides, herbicides, and fertilizers were applied to the ground surface on a frequency and manner typical of routine golf course maintenance. Application of agrichemicals on the golf course would have occurred for over four decades when the golf course was active - from the early 1970s until circa 2019.

The contaminants of concern would be agrichemicals that persist in the environment such as arsenic and organochlorine pesticides (OCPs), particularly dieldrin.

Based on this conceptual site model of surficial application, residual agrichemicals on the golf course field of play would likely be present in the upper part of the soil profile. Concentrations would likely be higher in surficial soils where application occurred. Given the sandy soils, leaching could have resulted in contaminants migrating downward in the soil profile and into the groundwater.

The maintenance area was where the chemicals were stored, mixed, loaded, and washed off equipment. This is a potential point source of contamination and is an area where higher concentrations would be expected. Further, petroleum products have been stored at the maintenance area; assessment and remediation of petroleum products is ongoing at the maintenance area under a state-funded cleanup program.

Offsite, there was some agricultural use of the surrounding lands. For example, row crops are evident adjoining the subject property to the northeast in a 1971 historical aerial photograph. Past regional agricultural use of the area may have contributed to groundwater contamination; there may be background levels of anthropogenic arsenic and OCPs from past regional agricultural use of the area that is unrelated to the Carolina Club golf course.

4.0 SOIL AND GROUNDWATER TESTING

This Phase II ESA is based on data collected during a previous due diligence effort in 2018. That due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time.

4.1 Soil Sampling Methodology

SB-01 through SB-09: These nine (9) soil borings were conducted on 1/2/2018. The boring locations were selected to represent a range of the land uses – borings were conducted on golf tee boxes, greens, and fairways (**Figure 6** and **Table 1**). The borings were done with a hand auger. The sampling plan was to sample at the standard depth intervals of 0-0.5 feet below land surface (bls), 0.5 to 2 ft bls, and every 2 feet thereafter to the water table. Hand auger refusal from limestone was encountered in several borings which terminated some borings before reaching the water table. All seven samples from borings SB-01, -02, and -03 were analyzed for arsenic by EPA Method 6020 and organochlorine pesticides (OCPs) by EPA Method 8081. The other samples were analyzed for arsenic only. Selected samples were also analyzed for leachable arsenic using Synthetic Precipitation Leaching Procedure (SPLP). Boring depths are listed on **Table 1**.

SB-10 through SB-15. These six (6) soil borings were conducted on 1/9/2018. The locations are shown in **Figure 6**. These borings were done using a direct push rig to collect samples in macrocore sleeves. They were sampled at the standard depth intervals of 0-0.5 ft bls, 0.5 to 2 ft bls, 2 to 4 ft bls, and 4 to 6 ft bls. The samples were analyzed for arsenic. Selected samples were also analyzed for leachable arsenic using SPLP. Boring depths are listed on **Table 1**. Four of these borings were used to install temporary monitoring wells: SB-10 / TMW-01, SB-11 / TMW-02, SB-12 / TMW-03, and SB-13 / TMW-04.

All samples were location and depth discrete; no composite sampling was performed. The soil samples were collected according to FDEP Standard Operating Procedures (SOPs). The samples were analyzed at Pace Analytical, a NELAP

(National Environmental Laboratory Accreditation Program) accredited laboratory. **Appendix A** contains the soil sampling logs. **Appendix B** contains the laboratory reports with chains-of-custody.

4.2 Soil Sampling Results

Arsenic exceeds the residential direct exposure SCTL of 2.1 mg/kg in most samples, and it exceeds the commercial/industrial direct exposure of 12 mg/kg in some locations (**Table 1**). The highest concentrations are in the upper 6 inches of the soil profile but exceedances of SCTLs are found throughout the soil profile including the deepest sample depth of 4 to 6 ft bls. This includes on the greens, tee boxes, fairways, and roughs. The highest arsenic concentration is 56.0 mg/kg. SPLP testing on 13 soil samples found that almost all samples that have arsenic above the residential SCTL also produce a SPLP result above the GCTL of 10 ug/L.

OCPs were analyzed in seven soil samples from three soil borings; no OCP results exceeded SCTLs in any of the soil samples (**Table 2**).

4.3 Groundwater Sampling Methodology

Four temporary monitoring wells were installed: TWM-01 through -04. These were installed at soil borings SB-10 through SB-13. Each was a shallow well (13 ft bls) screened across the water table. This depth interval was selected because it represents the top of the aquifer where arsenic would most likely be present if it leached through the soil from surface application. The four wells were sampled on 1/11/2018 and according to FDEP SOPs. Each well was sampled for arsenic and dieldrin. This analyte list was selected because these are the analytes that are commonly associated with golf courses. The samples were sent to Pace Analytical, a NELAP accredited laboratory. Screen depths and analytes are listed on **Table 3**. Well construction logs and groundwater sampling logs are provided in **Appendix A**. The laboratory report with chain-of-custody is provided in **Appendix B**.

4.4 Groundwater Sampling Results

Arsenic exceeded the GCTL of 10 ug/L in two of four groundwater monitoring wells (**Table 3**). The highest arsenic concentration was 23.6 ug/L.

Dieldrin was analyzed in four groundwater monitoring wells; dieldrin below the Method Detection Limit in all four wells (**Table 3**). The Method Detection Limit was less than the GCTL.

5.0 CONCLUSIONS

Arsenic:

- This Phase II ESA found arsenic in soil above residential and/or commercial SCTLs and above SPLP leachability criteria in numerous locations on the golf course. This includes on the greens, tee boxes, fairways, and roughs. This testing also found that the groundwater has arsenic above its GCTL in multiple locations. Arsenic is a contaminant of concern in soil (for direct exposure and leachability) and in groundwater.
- The property has an existing DRC that addresses the arsenic in soil and groundwater.

Pesticides including dieldrin:

- OCPs were analyzed in seven soil samples from three soil borings; no OCP results exceeded SCTLs in any of the soil samples. Dieldrin was analyzed in four groundwater monitoring wells; dieldrin was not detected in any of the groundwater samples. These data indicate that pesticides, including dieldrin, are not contaminants of concern.

There is ongoing state-funded remediation of PAHs at the southwest corner of the maintenance building.

Redevelopment of the site would likely require a Site Assessment Report, Soil Management Plan / Remedial Action Plan, remediation, verification testing, and modification to the DRC. This would be in addition to the ongoing state-funded remediation of PAHs at the southwest corner of the maintenance building.

The Phase II ESA testing is intended to provide general information on soil and groundwater quality for due diligence prior to a potential real estate transaction. It was not intended to, and did not, determine the horizontal and vertical extent of contamination.



Public Works and Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

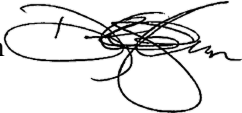
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM



DATE: December 10, 2025

TO: Dawn Teetsel, Director of Planning, Broward County Planning Council

FROM: David Vanlandingham, P.E., Director, Environmental Permitting Division 

EC: Lenny Vialpando, P.E., Director, Resilient Environment Department

RE: **PC 26-4 Carolina Club Golf Course**
3011 N Rock Island Road, Margate

The Environmental Permitting Division (EPD) has reviewed the *Phase II Environmental Site Assessment (ESA)* for Carolina Club, dated March 15, 2025, and prepared by WGI, Inc., submitted with the *Land Use Plan Amendment* (hereinafter “LUPA Application”), to the Broward County Planning Council for the referenced site. The *Phase II ESA* examines the presence of contaminants in soil and groundwater throughout the site, which is being proposed for land use changes to include residential and green space applications.

EPD has determined that the *Phase II ESA* is sufficient to satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following comments:

- EPD was the regulatory authority overseeing assessment and cleanup of arsenic contamination at the golf course maintenance facility from 2005 until 2008. The contaminant case (EPD Site NF-1363B) was closed with restrictions via a Declaration of Restrictive Covenant (DRC) recorded as Instrument 107948193 with Broward County Records Division on June 12, 2006, between Broward County and J&D Golf Properties, LLC. The DRC includes a land use restriction on the golf course at large to prohibit, among other applications, residential uses.
- The *Phase II ESA* documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential and Commercial/Industrial Soil Cleanup Target Levels (CTL) and in groundwater at concentrations greater than the applicable Groundwater CTL. Given the County’s DRC and EPD’s prior engagement with Carolina Country Club, these results are anticipated and are consistent with what is typically found at properties that have been subjected to past golf course uses.
- EPD is also the regulatory authority overseeing the cleanup of petroleum contamination at the former golf maintenance facility area in the FDEP Petroleum Restoration Program (EPD Site SF-1363A). Cleanup activities have been suspended due to compliance issues by the owner/operator. As of the date of this Memorandum, the compliance violations have not been resolved, and the storage tanks remain out of compliance.

Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based CTLs have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, FAC. In addition, the existing DRC must be terminated, released, or otherwise amended to reflect the new land uses and any related engineering or institutional controls.

If you have any questions or wish to discuss, please feel free contact me at (954) 519-1478 or dvanlandingham@broward.org.

ATTACHMENT 12



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

January 29, 2026

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S Andrews Ave # 307
Fort Lauderdale, FL 33301



Via Email Only

**Re: City of Margate Land Use Plan Amendment – Carolina Club
Response to County Comments**

Dear Ms. Blake Boy:

The applicant is in receipt of the January 13, 2026 Planning Council comments letter for the referenced land use plan amendment submittal assigned Broward County Land Use Plan (“BCLUP”) amendment number PC 26-4. We have reviewed the comments and addressed them as detailed below:

HOUSING AND URBAN PLANNING DIVISION - COMPLETE STREETS COMMENTS

Staff suggests the following features be considered in the site design:

- A safe, continuous sidewalk or similar direct connection between the proposed buildings.
- Connecting parking areas to buildings with covered sidewalks/breezeways.
- Non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users.
- Electric vehicle charging stations.
- Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.

Response: The applicant appreciates staff’s suggestions and will work to incorporate appropriate complete streets elements at the time of site plan review, including site design that incorporates a safe and continuous pedestrian oriented sidewalk network connecting buildings and parking areas, and bicycle parking areas, all of which will be designed pursuant to applicable City of Margate standards. Electric vehicle charging stations are not required pursuant to State Statute, but each townhome with a garage will have sufficient electrical load available for EV charging facilities.

PARKS AND RECREATION DIVISION

While we are cognizant of the pressure to construct more housing, it is concerning to see land designated as commercial recreation developed for housing. The former intent of the development code was for more recreation and open space to be designated as more housing units are developed, not less.

Response: It is important to recognize that the existing use of the property is a defunct private golf course, which provides no recreation or open space benefit to the community and is actively creating blight in the City of Margate. As such, the change of use from unused private golf course to an active residential community that provides much needed housing supply to address the ongoing housing crisis, and creates publicly accessible walking trails around large water bodies will create significant benefits to the City and County.

The application states that the applicant is “proposing to dedicate and maintain 67.029 gross acres of **land** as community serving open space...” (pg. 35 of 41). However, it appears from the Conceptual Master Plan, that much of this land is planned to be open water retention areas, likely part of the required surface water management. Unless kayaking, fishing or other aquatic recreation activities will be facilitated at this location, the role to the community as dedicated open space is limited. Additionally, for the 8-foot asphalt trail to be a pleasant walking experience, shade trees should be installed.

Response: The proposed walking trail around the lakes creates active recreational use where there currently is none. The proximity of the public walking trails to the lakes provides an opportunity for City residents to enjoy wellness routines such as walking, running, or biking while enjoying scenic views and experiencing the natural evaporative cooling created by the proposed water bodies. It is not necessary for a lake to be activated with active recreation for it to serve as a benefit to the community as open space with noteworthy benefits provided by reducing the urban heat island effect, providing space for cooling breezes, and serving dual infrastructure needs (for open space and stormwater management). The applicant acknowledges the suggestion to incorporate shade trees and will identify feasible locations during the site planning process.

Burrowing owl populations are located within one mile of this site which contains suitable habitat. Permits from the Florida Fish and Wildlife Conservation Commission must be obtained for impacts to or removal of any burrowing owl burrows on site.

Response: Burrowing owls have not been found to date on the property. An FWC permit will be obtained should they be identified on the property.

ENVIRONMENTAL PERMITTING DIVISION

EPD has determined that the Phase II ESA is sufficient to satisfy the requirements of Policy 2.5.5(d) of the Broward County Land Use Plan. Please note the following comments:

- EPD was the regulatory authority overseeing assessment and cleanup of arsenic contamination at the golf course maintenance facility from 2005 until 2008. The

contaminant case (EPD Site NF-1363B) was closed with restrictions via a Declaration of Restrictive Covenant (DRC) recorded as Instrument 107948193 with Broward County Records Division on June 12, 2006, between Broward County and J&D Golf Properties, LLC. The DRC includes a land use restriction on the golf course at large to prohibit, among other applications, residential uses.

Response: Acknowledged. A Remedial Action Plan is being prepared with a cleanup plan to meet residential criteria, and the applicant will submit a request to amend the DRC to reflect any necessary engineering controls and/or institutional controls (ECs/ICs).

- The Phase II ESA documents the presence of Total Arsenic in soils at concentrations greater than the applicable Residential and Commercial/Industrial Soil Cleanup Target Levels (CTL) and in groundwater at concentrations greater than the applicable Groundwater CTL. Given the County's DRC and EPD's prior engagement with Carolina Country Club, these results are anticipated and are consistent with what is typically found at properties that have been subjected to past golf course uses.

Response: Acknowledged. A Remedial Action Plan is being prepared with a cleanup plan to meet residential criteria.

- EPD is also the regulatory authority overseeing the cleanup of petroleum contamination at the former golf maintenance facility area in the FDEP Petroleum Restoration Program (EPD Site SF-1363A). Cleanup activities have been suspended due to compliance issues by the owner/operator. As of the date of this Memorandum, the compliance violations have not been resolved, and the storage tanks remain out of compliance.

Response: Acknowledged. The applicant and/or owner will resolve the compliance issues with the petroleum contamination and the underground storage tank (UST) at the maintenance area. One part of the solution will be to remove the UST. A cleanup plan will be implemented to meet residential criteria, and the applicant will request to amend the DRC to reflect any necessary ECs or ICs.

- Per Section 27-66(h), BCC, EPD will not grant Environmental Review Approval of any construction plans effectively changing the site land use until such time that EPD is satisfied that the site has been properly assessed and that applicable exposure-based CTLs have been met or will be met through an approved Remedial Action Plan as described in Section 62-780.700, FAC. In addition, the existing DRC must be terminated, released, or otherwise amended to reflect the new land uses and any related engineering or institutional controls.

Response: Acknowledged. A Site Assessment Report (SAR) and Remedial Action Plan (RAP) are being prepared with a cleanup plan to meet residential criteria, and the applicant will submit a request to amend the DRC to reflect any necessary ECs or ICs.

PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

Environmental Permitting Division

Contaminated Sites – [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-

3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. The subject proposed amendment location is a known contaminated site:

- EPD Site No. 1363A, Carolina Country Club; 3011 Rock Island Rd, Margate; Petroleum
- EPD Site No. 1363B, Carolina Country Club; 3011 Rock Island Rd, Margate; Arsenic

This site would be subject to the Planning Council's own Land Use Policy 2.5.5, requiring mitigation of environmental contamination. EPD has provided a Memorandum to the Planning Council to summarize findings related to this contaminated site, including the Phase 2 Environmental Site Assessment Report submitted with this LUPA Application.

In addition, there are two (2) listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or EAR@broward.org.

Further, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at

<https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

Response: Acknowledged. A certified dewatering plan will be prepared.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility.

Response: Acknowledged. Thank you.

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If

the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Response: A wetland delineation and jurisdictional determination will be conducted.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals, or installation of headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Response: Lake slopes and littoral areas will be designed to meet SFWMD and Broward County criteria.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Response: Invasive exotic vegetation will be removed, and the landscape plan will avoid the use of invasive species.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Response: An Environmental Resource License will be obtained if needed.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined

through Broward County Epermits.

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
 - a. Broward County Parking Lot Protection - 5-yr, 1-day
 - b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
 - c. Attenuation Requirement - 25-yr, 3-day
 - d. Flood Protection - 100-yr, 3-day (zero discharge)

Response: Acknowledged. We will meet the permitted requirements listed above.

2. Finished Floor Elevation requirements: The highest of the following:
 - a. FEMA maps effective July 31, 2024
 - b. Broward County 100-yr, 3-day flood map elevation
 - c. Broward County Future Conditions 100 yr flood map 2060
 - d. Site specific 100-yr, 3-day (zero discharge) peak stage.

Response: Per the July 31, 2024 FEMA maps the base flood elevation varies from 11-12 NAVD. The Broward County 100-yr, 3-day map indicates an elevation of 12.0 NAVD. The Broward County Future Conditions 100-yr flood map 2060 indicates an elevation of 13.50 NAVD. Based upon this information the finish floors will be set at 13.50 NAVD minimum. The site specific 100-yr-3day (zero discharge) peak stage will be provided at the time of permit submittal.

3. Water table requirements: The highest of the following:
 - a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
 - b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
 - c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation

Response: The Average Wet Season Groundwater elevation per Plate WM2.1 is 5.50 NAVD. The 2060 Future Conditions Average Wet Season Groundwater elevation Plate WM2.2 varies from 5.00 to 6.50 NAVD. The 2070 Future Conditions Average Wet Season Groundwater elevation Plate WM2.3 varies from 5.00 to 6.50 NAVD. A Pre application meeting has been scheduled with the Surface Water Management Licensing Division to discuss the criteria listed above and will be provided at the time of permit submittal.

4. Additional ERP requirements as of June 28, 2024:
 - a. Performance criteria
 - b. Operation and maintenance cost estimate and plan

Response: Noted. Both performance criteria and operation and maintenance cost estimate and plan will be provided at the time of permit submittal.

5. Account for any additional discharges/flows going to the site from adjacent properties.

Response: Noted. All existing off site discharges will be accounted for in the calculation

provided at the time of permit submittal.

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Margate. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Response: Acknowledged. The project will comply with the Tree Preservation requirements of Margate.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are seven (7) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the seven (7) facilities, three (3) are hazardous material facilities, zero (0) are storage tank facilities, and four (4) are facilities that have both hazardous materials and storage tanks. (PD 12/11/2025)

Response: Acknowledged. There are hazardous materials and/or storage tanks at the maintenance area; these will be removed.

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence, however there are three (3) known wellfield zones of influence adjacent to or within ¼ mile of the amendment site. No special restrictions apply under Broward County's Wellfield Protection regulations. (PD 12/11/2025)

Response: Acknowledged. Because the project is not within a wellfield zone of influence, no associated restrictions are anticipated.

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (PD 12/11/2025)

Response: Acknowledged. Because there are no SARA Title III facilities in the vicinity, no associated restrictions are anticipated.

Natural Resources Division

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in an increase of 380 peak hour trips per day compared to trips associated with the current designation. Based upon the roadway level of service, trips generated, and potential development at this point in time, an amendment to the current land use designation can be assumed to have a moderate impact based on all current information provided at this stage in the process.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

Response: Acknowledged. Bicycle parking will be provided to support alternative modes of transportation.

There are no (0) air permitted facilities located within half a mile of the proposed amendment site. As such, there have been no air quality-related complaints in the last 10 years, and there are no facilities in the area with existing or potential odor or noise problems.

Response: Acknowledged. Thank you.

Specialty Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

Response: Acknowledged. Thank you.

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a direct coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and

Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

Response: Acknowledged. As noted, the amendment site is not located on the coast.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

See attached.

Response: As shown on the map attached to the comments, the proposed amendment site is not located within a priority planning area for sea level rise.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17] NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Response: Acknowledged. The proposed development involves remediation of a defunct golf course and adding new Florida-friendly landscaping in conjunction with the proposed development plan.

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 46 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in an decrease of 39 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

Response: Acknowledged. Thank you.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Response: Acknowledged. Thank you.

Staff suggest that the design of the new project seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Response: The proposed plan provides for an increase of approximately 24 acres of lake which will more than offset any potential addition of impervious area.

Chief Resilience Officer

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

Response: As shown on the Priority Planning Area Map, the proposed amendment site is not within a priority planning area for sea level rise and therefore is well suited for the proposed residential land use to help provide much needed housing units.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

Response: As shown on the Priority Planning Area Map, the proposed amendment site is not within a priority planning area for sea level rise and therefore is well suited for the proposed residential land use to help provide much needed housing units.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for priority planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered

by the PPA.

Response: As shown on the Priority Planning Area Map, the proposed amendment site is not within a priority planning area for sea level rise and therefore is well suited for the proposed residential land use to help provide much needed housing units.

Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

Response: Acknowledged. Thank you.

Given the overall reduction in open space proposed, the applicant is asked to elaborate on plans for park development. While amenities have been listed, there is no detail provided regarding planned expansion of tree canopy as beneficial to heat mitigation and water management. The applicant is asked to provide detail as to how the proposed amendment will support Action #33 of the 2025 Countywide Climate Action Plan (CCAP) and the minimum goal of a 40% tree canopy cover countywide. Further, the applicant is requested to identify strategies or features as part of the planned development supporting the goals and implementation of the following CCAP themes and recommendations: Water Resources concerning stormwater, including actions #133 (Promote green infrastructure) and #134 (Increase pervious areas) and Regional Climate Action Plan recommendations and strategies pertaining to Public Health, including PH-3.1 (Use of green infrastructure to reduce heat) and PH-3.3 (Use of cool building materials), through design, permitting and construction.

Response: It is important to recognize that the existing use of the property is a defunct private golf course, which provides no recreation or open space benefit to the community and is actively creating blight in the City of Margate. As such, the change of use from unused private golf course to an active residential community that provides much needed housing supply to address the ongoing housing crisis and creates publicly accessible walking trails around large water bodies will create significant benefits to the City and County. The proposed walking trail around the lakes creates active recreational use and provides an opportunity for City residents to enjoy wellness routines such as walking, running, or biking while enjoying scenic views and experiencing the natural evaporative cooling created by the proposed water bodies. The proposed lakes serve as a benefit to the community as open space with noteworthy benefits provided by reducing the urban heat island effect, providing space for cooling breezes, and serving dual infrastructure needs (for open space and stormwater management).

The Applicant should note the 2024 adoption of the 2070 future conditions groundwater map (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation) for inclusion in the development of the stormwater management system analysis.

Response: Acknowledged. The applicant will use the higher elevation of the WM2.1, WM2.2, WM2.3. Response: The Average Wet Season Groundwater elevation per Plate

WM2.1 is 5.50 NAVD. The 2060 Future Conditions Average Wet Season Groundwater elevation Plate WM2.2 varies from 5.00 to 6.50 NAVD. The 2070 Future Conditions Average Wet Season Groundwater elevation Plate WM2.3 varies from 5.00 to 6.50 NAVD. A Pre application meeting has been scheduled with the Surface Water Management Licensing Division to discuss the criteria listed above and will be provided at the time of permit submittal.

Please do not hesitate to contact me directly at (786) 763-0565 should you have any questions or need additional information as you review the foregoing responses.

Sincerely,

A handwritten signature in black ink that reads "Beth Schrantz". The signature is written in a cursive, flowing style.

Beth Schrantz, Director of Planning Services
Miskel Backman, LLP

ATTACHMENT 13.A.

BrowardNext - Broward County Land Use Plan Policies "Parks/Conservation"

Planning Council Staff Review Comments Regarding Proposed Amendment PC 26-4 City of Margate

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan (BCLUP) which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Planning Council Staff Comment

The 81.7 gross acre subject site is currently designated as Recreation and Open Space and Commercial Recreation within the Carolina Club Dashed-Line Area (DLA) and was formerly utilized as a golf course. The proposed amendment would change the land use designation of the subject site to 74.1 acres of Irregular (7) Residential and 7.6 acres of Commerce within a Dashed-Line Area to permit residential and commercial uses that will be limited to a maximum of 540 residential dwelling units and 24,800 square feet of commercial uses, as well as preserving 67 gross acres of parks and open space, pursuant to a draft declaration of restrictive covenants submitted by the applicant. See Attachment 4. The proposed amendment will result in no net change in density, as the contemplated dwelling units are permitted within the existing 636.2-acre DLA, which permits a maximum of 4,453 dwelling units, with 3,383 existing and 1,070 unbuilt. The development of the 540 proposed dwelling units will leave approximately 530 dwelling units available within the DLA.

The City of Margate currently has approximately 294.59 acres of parks and open space to serve its residents. Planning Council staff notes that the Broward County Land Use Plan (BCLUP) allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 25% of the total Community and Regional Park requirement.

The City's 2050 projected population (64,615) requires approximately 193.85 acres of parks to meet the community parks acreage requirement of 3 acres per one thousand persons population, of which, up to 48.46 acres of golf course acreage can be utilized to meet said requirement. It is noted that the 25% maximum amount of golf course acreage of 48.46 acres will continue to be available to be counted by the City, as approximately 197.63 acres of golf course will remain in the City. Therefore, although the proposed land use plan amendment decreases golf course acreage by 81.7 acres, the City's park inventory in this regard will remain unchanged.

In addition, the applicant intends to mitigate the loss of 81.7 gross acres of golf course use by permanently preserving approximately 67 gross/65.3 net acres of the remaining golf course as a private park use with active and passive recreational amenities for residents of the Carolina Club community that will retain the Recreation and Open Space designation and be maintained by the applicant. Planning Council staff notes that the BCLUP allows up to 100% of the total private recreational acreage or open areas over 0.25 acres that are zoned and/or deed restricted for open space use including a mixture of active and passive recreational facilities, provided the area does not exceed 3 acres per one thousand residents sharing the facilities. This private recreation acreage will be available for the City to enhance its park and open space inventory, as the level of service does not exceed 3 acres per 1,000 residents sharing the facilities. See Attachments 1 and 4.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

Planning Council Staff Comment

The subject amendment site is primarily surrounded by single-family and multi-family residential developments. To address the proposed conversion of the golf course use, the applicant is providing 67 gross/65.3 net acres of park areas for use by residents within the DLA. The private park will retain the Recreation and Open Space designation and provide passive and active recreation opportunities, including approximately 45 acres of new lakes, approximately 3.5 miles of an 8-foot-wide asphalt recreation trail, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) pieces of equipment, and a dog park. To provide panoramic vistas, the majority of the recreational trail will be located adjacent to lakes. The lake banks will be graded so they are stable, free of invasive species, and easily maintained. In addition, the lake littoral shelves and littoral plantings will support native plants and aquatic life, as well as enhance the aesthetic appeal of the lakes. The recreational trail has been designed to connect with the existing sidewalk network within the DLA, including providing crosswalks to link the trail heads. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The applicant's conceptual master plan is designed to maintain large areas of open space between much of the existing residential development that currently backs up to the former golf course. Said portion of the residential development will generally maintain the existing open space view. In areas that residential development is proposed adjacent to existing residential development, without intervening water, landscape buffers will be provided pursuant to the City's land development code. This private park acreage will be available for the City to enhance its park and open space inventory, as the level of service does not exceed 3 acres per 1,000 residents sharing the facilities. The community serving recreation and open space will be maintained by the applicant and will be preserved through a Declaration of Restrictive Covenants. See Attachments 1, 4, 13.B. and 13.C.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

Planning Council Staff Comment

The applicant has indicated that the existing golf course drainage system has multiple existing connections to route stormwater through the existing lakes and canal system. These existing connections will be accounted for and will be preserved and/or re-routed so that redevelopment of the defunct golf course will not cause any adverse impacts to the surrounding properties. The design permitting process to meet all jurisdictional criteria will include coordinating with at least the City of Margate and South Florida Water Management District.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

Planning Council Staff Comment

The applicant has confirmed that the redevelopment of the site will meet all applicable standards enforced by regulating agencies to ensure the protection of natural resources and remediation of the contaminated soil resulting from the former golf course use. The applicant has also indicated that the proposed development has been designed to minimize the impact on natural resources through the preservation of a majority of the existing lake system and creation of additional lakes. Before site plan development, a wetland determination will be conducted, as well as a tree survey to identify non-invasive trees. Non-invasive trees that cannot be preserved or relocated will require replacement or mitigation, as required by the City.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

Planning Council Staff Comment

The proposed amendment area includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided the required Phase I and Phase 2 environmental assessments. See Attachments 10.A. and 10.B. for summaries and statement of use. The full reports are on file at the Planning Council office and available for review. The Broward County Environmental Permitting Division (BCEPD) report indicates that the provided Phase II environmental assessment satisfies the requirements of BCLUP Policy 2.5.5(d). The BCEPD will require an Environmental Assessment and Remediation (EAR) License, as well as assessment and cleanup of the site. The BCEPD will not grant Environmental Review Approval of any construction plans until such time that BCEPD is satisfied that the site has been properly remediated. See Attachment 11.

The applicant has acknowledged that an EAR license will be required prior to the issuance of any construction permits, and that it will perform the assessment and cleanup of the site as required by State and County codes. See Attachment 12.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

Planning Council Staff Comment

The applicant has indicated that the proposed redevelopment will connect with the existing internal pedestrian and roadway network of the DLA, as well as with surrounding public rights-of-way, including Sample Road, Rock Island Road, Pine Walk Drive and Holiday Springs Boulevard. Any new streets, sidewalks or public places developed as part of the redevelopment of the new residential, commercial, and open space uses will meet or exceed the minimum design standards required by the City of Margate land development code. The proposed community open space areas, including the approximately 3.5-mile recreational trail, will be accessible to residents of the Carolina Club DLA from the existing sidewalk network. See Attachments 13.B. and 13.C.

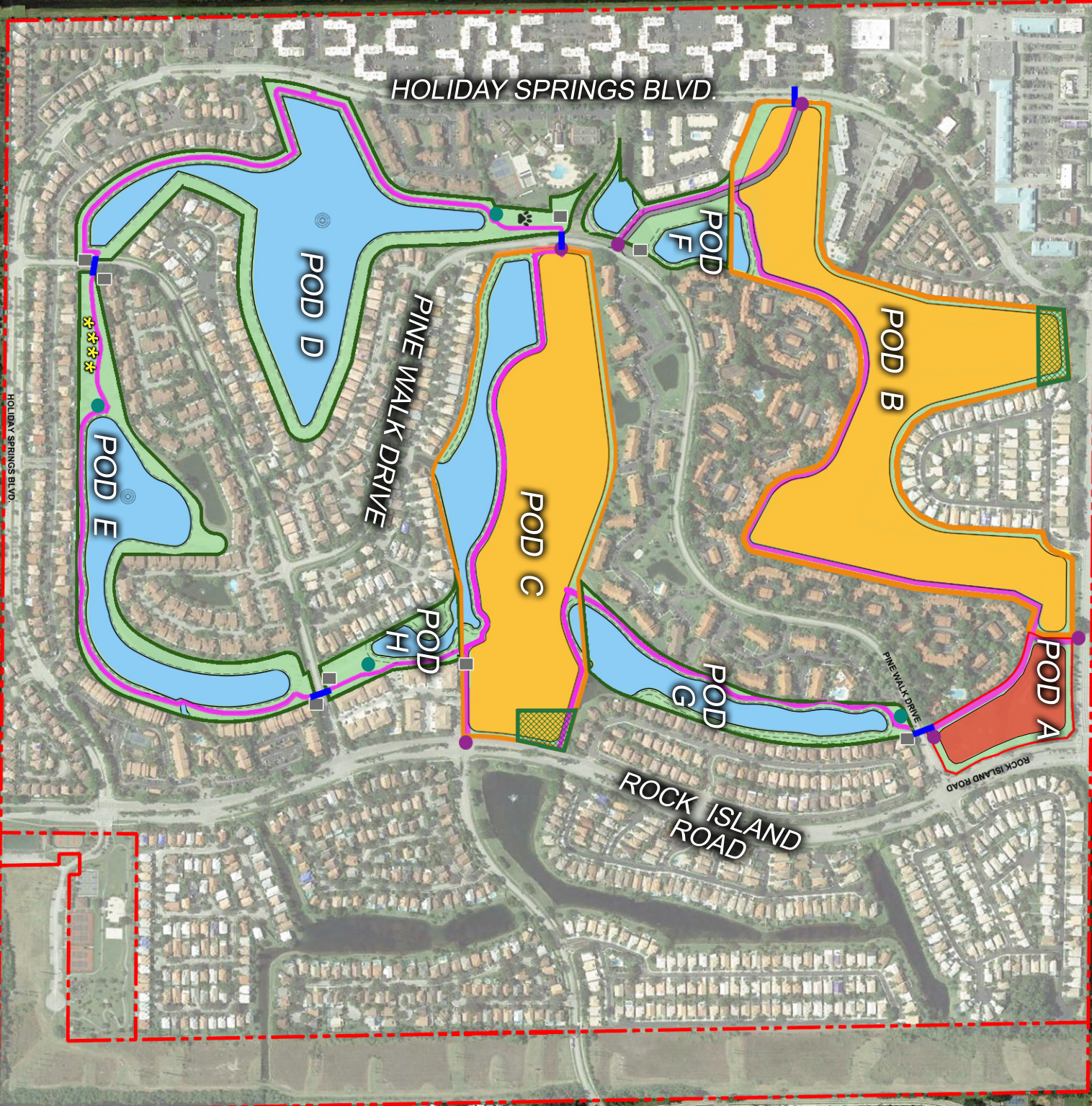
ATTACHMENT 13.B.

LEGEND

- 8 FT. WIDE ASPHALT RECREATIONAL TRAIL
- PROPOSED ROADWAY
- POCKET PARK WITH BENCH, TRASH RECEPTACLE AND DOG STATION
- EXERCISE STATION
- VEHICULAR ACCESS
- PARK SIGNAGE – OPEN DAWN TO DUSK
- POTENTIAL FIRE STATION LOCATION
- PROPOSED CROSSWALK
- DOG PARK

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DU / SQ FT PER LUPA	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR) PER DEVELOPMENT AGREEMENT
POD A	5,7513 +/- ac.	7,6180 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR	MAX. 30,000 SF	0.12 FAR
SUBTOTAL	5,7513 AC	7,6180 AC		57,500 SF	0.17 FAR	30,000 SF	0.12 FAR
POD B	37,1202 +/- ac.	37,8922 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC	MAX. 290 UNITS	7.65 DU/AC
POD C	35,3071 +/- ac.	36,2337 +/- ac.	TOWNHOMES	MAX. 363 UNITS**	9.99 DU/AC	MAX. 290 UNITS	6.90 DU/AC
POD D	29,2796 +/- ac.	30,0702 +/- ac.	OPEN SPACE	-	-	-	-
POD E	18,5741 +/- ac.	18,7149 +/- ac.	OPEN SPACE	-	-	-	-
POD F	5,1245 +/- ac.	5,6902 +/- ac.	OPEN SPACE	-	-	-	-
POD G	8,7949 +/- ac.	8,8706 +/- ac.	OPEN SPACE	-	-	-	-
POD H	3,5663 +/- ac.	3,8831 +/- ac.	OPEN SPACE	-	-	-	-
SUBTOTAL	137,2569 AC	141,1569 AC		734 UNITS	5.23 DU/AC	540 UNITS	3.83 DU/AC
TOTAL	143,5082 AC	148,7729 AC					

* Assumes industry standard of 10,000 sq ft of commercial use per 1 acre over Net Area of 5.75 acres.
 ** Maximum permitted on Gross Area with proposed R1(0) Land Use designation.



W SAMPLE ROAD

RIVERSIDE DRIVE

HOLIDAY SPRINGS BLVD.

ROYAL PALM BLVD.

POD D

PINE WALK DRIVE

POD F

POD B

POD A

POD C

ROCK ISLAND ROAD

POD G

POD H

HOLIDAY SPRINGS BLVD.

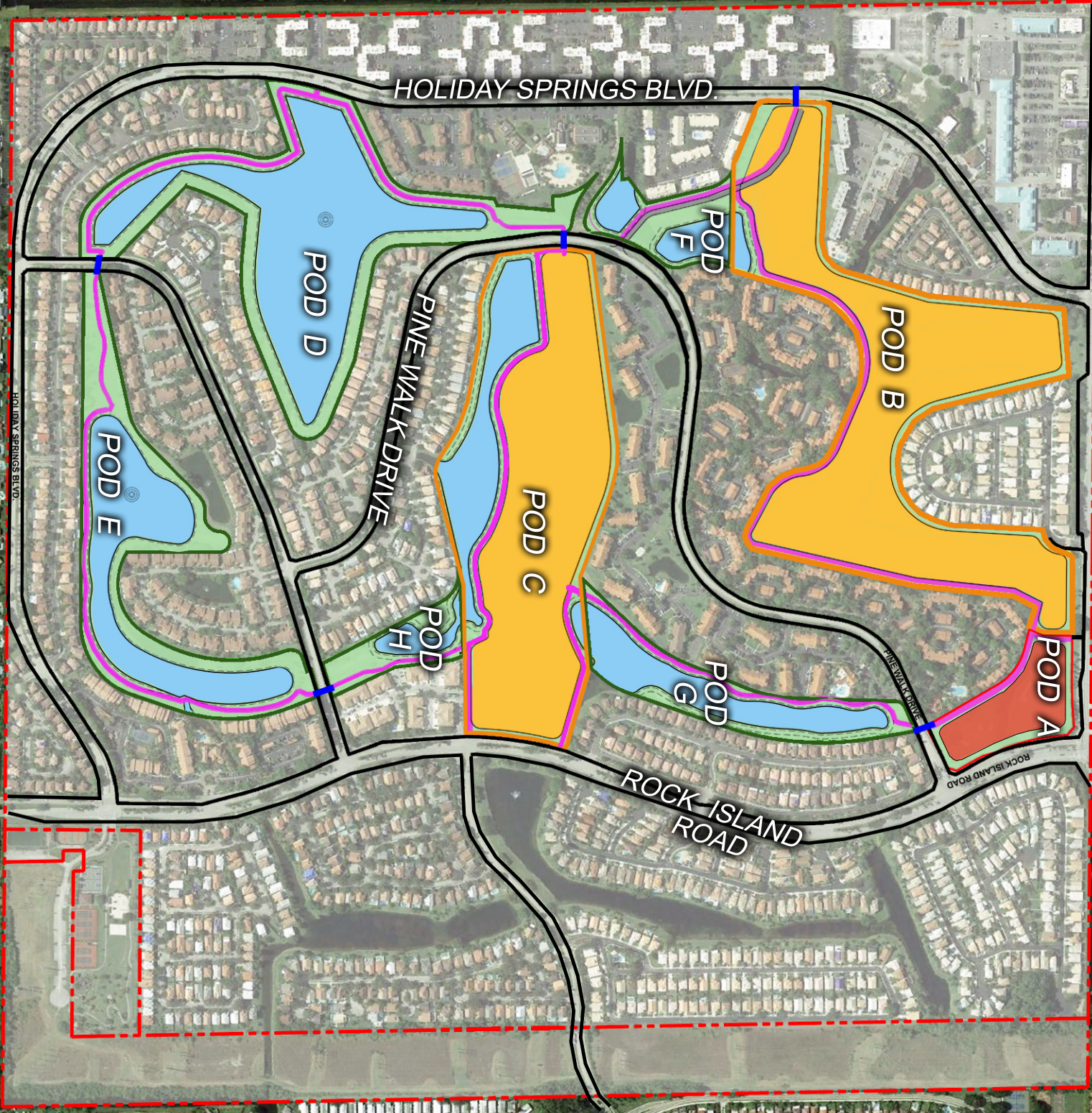
SAMPLE ROAD



ATTACHMENT 13.C.

LEGEND

- PROPOSED ROADWAY
- PROPOSED 8 FT. WIDE ASPHALT RECREATIONAL TRAIL
- EXISTING SIDEWALK NETWORK
- PROPOSED CROSSWALK



NORTH

CAROLINA CLUB PEDESTRIAN CONNECTIVITY PLAN



ATTACHMENT 14



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Via Email: dteetsel@broward.org

April 1, 2026



Dawn Teetsel, Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

**RE: City of Margate Land Use Plan Amendment - Carolina Club (PC 26 - 4)
Support from Neighboring HOAs**

Dear Dawn:

As you know, this firm represents Rosemurgy Acquisitions, LLC (“Rosemurgy”) in matters related to the Broward County Land Use Plan Amendment for the property formerly known as the Carolina Golf Club. While the City of Margate does not have a formal neighborhood meeting policy, the applicant has been committed throughout the amendment process to maintaining an open and transparent dialogue with residents regarding the Carolina Club development. To facilitate this, the applicant undertook an extensive and proactive community outreach effort, including three virtual community meetings (6/17/25; 6/18/25; 6/24/25), two open-house sessions at the Holiday Springs Clubhouse (8/25/25; 8/26/25), multiple meetings with the Carolina Maintenance Association and property management, meetings and calls with the Holiday Springs President and property management, and two in-person meetings with Fairway Estates homeowners, in addition to ongoing phone and email correspondence with residents throughout the process. Further, a dedicated project website and direct phone line were established to ensure continuous access to project information and to allow residents to submit questions and feedback at any time.

As a direct result of this extensive engagement, the applicant significantly revised the conceptual master plan to address concerns related to compatibility, density, intensity, and buffering—reducing residential density in Pods B and C, reducing commercial intensity in Pod A, committing to additional height transitions near existing homes, and enhancing setbacks, landscape buffers, and open space connectivity and amenities. This outreach

process has ensured that residents input meaningfully shaped the plan and will continue to guide refinements as the project advances through the entitlement process.

The outreach effort and the meaningful plan changes also resulted in formal support of the proposed amendment from the Carolina Maintenance Association and the Fairway Estates Homeowners Associations. Enclosed please find the following:

1. Memorandum of Terms between Rosemurgy and the Carolina Maintenance Association establishing Rosemurgy's commitment to maximum heights, minimum distance separation from existing home to proposed buildings, maximum density, and proposed parks and open space, as well as Carolina Maintenance Association's support for the amendment (see paragraph 15).
2. Agreement between Rosemurgy and the Fairway Estates Homeowners Association establishing Rosemurgy's commitment to maximum density, maximum height, and open space, as well as Fairway Estates Homeowners Association's support for the amendment (see paragraph 8).

Please include this in the back-up for this item at the Broward County Planning Council Meeting and the Broward County Commission meeting. Please do not hesitate to contact me directly at (561) 405-3325 should you have any questions or need additional information as you review the foregoing information. Thank you.

Sincerely



Scott Backman, Esq.
Miskel Backman, *LLP*

Enclosures: Memorandum of Terms with Carolina Maintenance Association
Agreement with Fairway Estates Homeowners Association

MEMORANDUM OF TERMS

October 29, 2025

The intent of this document is to describe key terms of a proposed agreement between **CAROLINA MAINTENANCE ASSOCIATION, INC.** (the "**Association**") and **ROSEMURGY ACQUISITIONS, LLC** ("**Developer**"). This document is not intended to be a binding agreement between the parties with respect to the subject matter hereof. A binding agreement will not occur unless and until the parties have negotiated, approved, executed and delivered the appropriate definitive agreement(s). Until execution and delivery of such definitive agreement(s), the parties shall continue working together in good faith toward collective solutions for the Project while maintaining an absolute right to terminate all negotiations for any reason without liability therefore.

Background

Developer is the contract purchaser of that certain property located in the City of Margate, Broward County, Florida, more particularly described in the attached Exhibit "A" (the "**Property**").

The Property consists of a vacant and deteriorating golf course (the "**Golf Course**") within the Carolina Maintenance Association community (the "**Community**") comprised of "Pod A", "Pod B", "Pod C", and "Pods D, E, F, G & H" as more particularly depicted in the Conceptual Master Plan attached hereto as Exhibit "B" (the "**Conceptual Master Plan**").

Developer desires to develop the Property (the "**Project**") as a mixed-use community consisting of townhouse units (the "**Townhomes**"), commercial space (the "**Commercial Space**"), open space, and recreational trails (the "**Trails**").

Developer seeks the support of the Association for the Project.

The Association, recognizing that the Golf Course continues to deteriorate with the value of the homes in the Community becoming more and more adversely affected, has expressed its willingness to support the Project provided the parties enter into a development agreement consistent with the terms of this Memorandum of Terms (the "**Development Agreement**").

Terms

1. The Project will require Developer to upgrade and expand the water retention areas within the Community, thereby creating "lake views" for a number of homes that currently have "dry lots" within the Community.
2. The minimum separation between the Townhomes and/or the Commercial Space within the Project and the homes within the existing Community shall be 50 feet; provided, however, the minimum setback between no more than 25% of the Project and portions of the Community may be less than, but as close to, 50 feet as commercially reasonably possible.
3. The Project shall consist of no more than 290 Townhomes in Pod B and no more than 250

Townhomes in Pod C.

4. The Townhomes shall be restricted to a maximum height of two stories.
5. Developer is considering changing the Commercial Space contemplated on Pod A to townhomes. In the event Developer chooses to change the Commercial Space to townhomes, Developer shall propose a residential density consistent with the Townhomes proposed for Pods B and C.
6. The parties shall enter into easements and other agreements necessary to ensure the Association is permitted to maintain its existing entrance signage into the Community or other similar signage that may be agreed upon by the parties.
7. The Trails shall include four (4) outdoor exercise stations as depicted on the Conceptual Master Plan.
8. The trails shall be installed substantially in accordance with trails depicted on the Conceptual Master Plan.
9. Developer will seek the approval of Broward County to allow the Association to control and maintain the Trails with the Trails not being conveyed to a sovereign entity.
10. If the City of Margate approves first reading transmittal of the Land Use Plan Amendment, Rezoning and the Development Agreement associated with the Project (the "Initial Approval"), Developer, within three (3) months thereafter, shall prepare and provide the Association with an enhanced conceptual site plan for the Project consistent with this Memorandum of Terms establishing maximum height, minimum distance separation from existing homes to proposed buildings, maximum density, proposed parks and open space and other relevant information (the "Site Plan").
11. Any final approval by the City of Margate of the Land Use Plan Amendment, Rezoning and the Development Agreement associated with the Project shall be conditioned on Declarant or its assigns acquiring title to the Property.
12. If permitted by the Association's governing documents, the Project will become a part of the Community as a sub-association upon its completion and thereby subject to the Association's governing documents. If not permitted by the Association's governing documents, Developer and the Association shall enter into an agreement which results in the Project becoming a part of the Community as a separate association upon its completion but nonetheless subject to the Association's governing documents as if it was a part of the Community as a sub-association. In either instance, the maintenance of the common areas (including the water retention areas) within a sub-association or a separate association will remain with that sub-association or separate association.
13. Developer shall execute and deliver to the Association a restrictive covenant in a form substantially similar to that attached hereto as Exhibit "C" which establishes maximum density, restrictive open space and prohibits the additional development of any portion of the Property.
14. Developer shall pay the Association ~~Twenty Five Thousand Dollars (\$25,000)~~ ^{Fifty Thousand (\$50,000)} upon Developer or



~~Twenty Five Thousand Dollars (\$25,000)~~
Fifty Thousand (\$50,000)

RMS

an entity related to Developer taking title to the Property. Such amount shall reimburse the Association for a portion of the legal fees it incurred in connection with this Memorandum of Terms and the Development Agreement.

15. This Memorandum of Terms represents the Association's letter of support for the Project as described herein, and Developer may share this Memorandum of Terms with the City of Margate for purposes of communicating the Association's support.

16. This Memorandum of Terms may be executed simultaneously in one or more counterparts, each of which will be considered an original, but all of which together will constitute one and the same instrument. Signatures transmitted by PDF file or other form of electronic transmission and received by the other party shall be sufficient evidence of the execution hereof by the applicable signatory and such signatures shall be treated as originals. At the request of a party, the other party will confirm an electronically transmitted signature page by delivering an original signature page to the requesting party.

Development Agreement

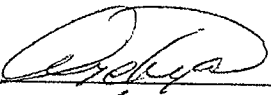
Within ninety (90) days following the date that Developer receives the Initial Approval, Developer shall provide the Site Plan to the Association and Developer and the Association shall begin drafting the Development Agreement.

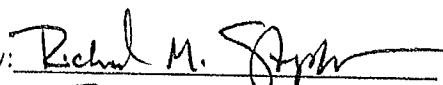
Summary

The parties hereby acknowledge their agreement with the terms of this Memorandum of Terms by signing in the space provided.

CAROLINA MAINTENANCE
ASSOCIATION, INC.

ROSEMURGY ACQUISITIONS, LLC

By: 
Name: Amy Yehia
Title: CHA Vice President

By: 
Name: RICHARD M. STEPHANO
Title: MANAGER

AGREEMENT

October 7, 2025

This document describes an agreement between **FAIRWAY ESTATES HOMEOWNERS ASSOCIATION, INC.** (the "Association") and **ROSEMURGY ACQUISITIONS, LLC** ("Developer").

Background

Developer is the contract purchaser of that certain property located in the City of Margate, Broward County, Florida, more particularly described in the attached Exhibit "A" (the "Property").

The Property consists of a vacant and deteriorating golf course (the "Golf Course") within the Carolina Maintenance Association community comprised of "Pod A", "Pod B", "Pod C", and "Pods D, E, F, G & H" as more particularly depicted in the concept plan attached hereto as Exhibit "B".

Developer desires to develop the Property (the "Project") as a mixed-use community consisting of townhouse units (the "Townhomes"), commercial space, open space, and recreational trails.

Developer seeks the support of the Association for the Project.

The Association, recognizing that the Golf Course continues to deteriorate with the value of the homes in the Association becoming more and more adversely affected, has expressed its willingness to support the Project provided the parties enter into this Agreement.

Terms

1. The development of Pod C is limited to no more than 250 Townhomes. For purposes of clarification, no apartment building(s) shall be permitted to be developed on Pod C.
2. The Townhomes shall be restricted to a maximum height of two stories.
3. Developer shall record a restrictive covenant in a form substantially similar to that attached hereto as Exhibit "C" which establishes maximum density, restrictive open space and prohibits the additional development of any portion of the Property once the Project is complete.
4. The Association shall have the right to prosecute any proceedings at law and/or in equity against Developer if Developer violates or attempts to violate any provisions contained in this Agreement, in order to prevent Developer from violating or attempting to violate any

provision contained in this Agreement, and to recover damages for any such violation.

5. Invalidation of any of the provisions contained in this Agreement or of the application thereof to any party by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any party and the same shall remain in full force and effect.

6. This Agreement may only be amended by written agreement signed by the parties.

7. In the event that any action or suit is brought for the enforcement of any provision of this Agreement or as a result of any alleged violation of any of the provisions of this Agreement, the prevailing party in such suit shall be entitled to recover its costs or suit, including reasonable attorneys' fees, from the non-prevailing party and any judgment or decree entered in such proceeding shall include an award therefor.


8. This Agreement represents the Association's letter of support for the Project as described herein, and Developer may share this Agreement with the City of Margate for purposes of communicating the Association's support.

9. This Agreement may be executed simultaneously in one or more counterparts, each of which will be considered an original, but all of which together will constitute one and the same instrument. Signatures transmitted by PDF file or other form of electronic transmission and received by the other party shall be sufficient evidence of the execution hereof by the applicable signatory and such signatures shall be treated as originals. At the request of a party, the other party will confirm an electronically transmitted signature page by delivering an original signature page to the requesting party.


Summary

The parties hereby acknowledge their agreement with the terms of this Agreement by signing in the space provided.

**FAIRWAY ESTATES HOMEOWNERS
ASSOCIATION, INC.**

By: 
Name: PETE MARTIN
Title: PRESIDENT OF F.E.
10/21/25

ROSEMURGY ACQUISITIONS, LLC

By: 
Name: Alexander S. Rosemurgy II
Title: Manager

ATTACHMENT 15

Correspondence from Interested Parties Received between April 8, 2026 and 12:00 p.m., April 10, 2026

- **Exhibit A - Email correspondence from Pete Martino dated April 8, 2026, received April 8, 2026**
- **Exhibit B - Email correspondence from Allen Kopelman dated April 8, 2026, received April 8, 2026**
- **Exhibit C - Email correspondence from Diana Facyson dated April 10, 2026, received April 10, 2026 - Opposed**

EXHIBIT A

From: [Pete Martino](#)
To: [Planning Council](#); [Art Stiffel](#); [Margarita](#); [Lazer Ditman](#); [Diana](#); [yehya amy](#)
Cc: [Pete Martino](#)
Subject: Carolina Golf Course Hearing PC 26-4 Hearing 4/23/2026
Date: Wednesday, April 8, 2026 12:47:17 PM

External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Hello Council Members,

I am a resident and current president of Fairway Estates HOA in the Carolina community of Margate. I discovered that the council will be holding a hearing on April 23, 2026 @ 10am in Room 422, regarding PC 26-4. But the information provided by all departments seem to only focus on 81 acres of development, when the entire project consists of 143 acres.

As we know this property, **approx. 143 acres known as Carolina Golf Club** has been closed since 2018, and environmental reports indicate there are concerns with the toxicity of the soil and lake water, including several underground petro tanks. It also consists of a closed down Clubhouse (windows boarded up) and home now to a community of wildlife, including raccoons, foxes and coyotes, along with pass thru vagrants that use the building for shelter. As I was reading thru the different department's opinions, objections and facts, I noticed the land in question was for **approx. 81 acres** that were to be developed with townhouses and some commercial space. But no where do I see any opinions, requests or analysis on the **remaining 66 acres**, which is also part of the overall development proposal, both presented to city of **Margate**, and individual residential meetings by the developer and his staff.

These **66 acres** is currently water and old fairways, but the developer's plans are to make those **60 acres water retention, interconnected lakes**, with 6 acres for paths, benches and a gazebo!! This will require digging, dredging, filling and moving existing dirt.

My point being: there is no indication of any opinions, studies, or knowledge of those **63 acres mentioned or included in PC 26-4**. And these 63 acres are part of the development plans **presented at Margate P & Z, and City Council** meeting. This remaining property is also surrounded by single family homes and should be included in any studies or departmental opinions of Broward County. This land has had a restriction on the **entire 143 acres for soil contamination** and **10 acres with petroleum contamination**, and should be included in all department studies and opinions of Broward County.

The developers' plans include creating lakes as water retention (developer refers to it as recreational?) being necessary to dig and transport contaminated dirt and reshaping the land to hold water. I find it alarming that Broward County is not addressing the entire project, Townhomes, Commercial space, Water management, Contamination, wildlife, traffic count (over 500 homes x two vehicles minimum), and the current land use restriction on the entire

143 acres.

We welcome this project, and most believe it will revive our portion of Margate, and repurpose a closed down golf course that has been neglected in the passing years, becoming a detriment to surrounding home values and community well being.

Regards,

Pete Martino-Fairway Estates HOA

#954-629-9052

EXHIBIT B

From: [Allen Kopelman](#)
To: [Blake Boy, Barbara](#)
Cc: [Teetsel, Dawn](#); [Pete Martino <whopays@msn.com>](#)
Subject: Re: looking for information about the Carolina Club Golf Course Project
Date: Wednesday, April 8, 2026 3:39:54 PM

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[Report Suspicious](#)

Some questions that residents have -

“Can Broward County confirm whether this site is currently approved for residential use given the existing restrictive covenant tied to arsenic contamination?”

In the paperwork I reviewed it said that the land needs to be cleaned up first before the county would move forward - the developer indicates in all the meetings I have been to - that they can clean it up only after they get approval -

2. Safety Question (Very Powerful)

“Based on the Phase II data, can Broward confirm whether arsenic levels across the site currently meet residential safety standards?”

That report is old - and there are barrels all over the golf course collecting water samples.

3. Scope of Contamination

“Is the contamination limited to the maintenance area, or does Broward agree it exists throughout the golf course, including greens and fairways?”

The report read that contamination is 6ft into the ground and that would all have to be dug up - the current restrictions on the property say that the dirt can not be removed - so how would the developer be able to dig that up without contaminating the air and getting all the residents sick?

Also it says that it would disturb utilities and

4. Cleanup Reality

“Before any residential construction can occur, what specific remediation steps must be completed and approved?”

- Soil removal
 - remediation plan
 - testing
 - approvals
-

5. Timeline Pressure

“Is there currently an approved remediation plan for full-site residential redevelopment, and if not, how long would that process typically take?”

- delays
 - uncertainty
 - risk
-

6. Groundwater Risk

“Given that groundwater exceeds cleanup standards and is only a few feet below the surface, how does Broward evaluate the risk for future residents?”

This hits **health + liability**

7. Final Question

“Would Broward allow construction permits to be issued today for residential use on this property in its current environmental condition?”

These are things that city of Margate refuses to answer -

Thanks

Allen

Allen Kopelman CEO, CPC
Nationwide Payment Systems Inc.
1500 W Cypress Creek Road, Suite 503
Fort Lauderdale, FL 33309

EXHIBIT C

From: [Diana Facyson](#)
To: [Planning Council](#)
Subject: Amendment PC 26-4
Date: Friday, April 10, 2026 10:43:40 AM

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Hello,

I am a homeowner in Margate FL and I am sending you this email regarding proposed Amendment PC 26-4, the Broward County Land Use Plan in the City of Margate FL.

I say NO to this amendment. This amendment does not benefit the residents of Margate at all, it does just the opposite. It would cause MAJOR congestion issues for the resident homeowners (not to mention the tax issues). So I say NO to this amendment.

Please listen to the residents in this matter and please do not let this be an issue of money where someone profits at the expense of others. The voices of the homeowners and residents of Margate living here now MATTER more than others who just want to make money, especially since we are the ones who will be NEGATIVELY impacted if this amendment passes. Again, I say NO to this amendment.

Thank you.

ATTACHMENT 16



Public Works and Environmental Services Department
WATER AND WASTEWATER SERVICES - WATER MANAGEMENT
2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751

December 16, 2025

Dawn Teetsel
Director of Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

via email to: DTEETSEL@broward.org



From Michael Zygnerski
Broward County Water Management Division

Subject: Carolina Club Golf Course (PC 26-4)

Dear Dawn Teetsel

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 26-4 and have no comments or objections.

Sincerely,

Michael
Zygnerski

Digitally signed by
Michael Zygnerski
Date: 2025.12.16
13:18:28 -05'00'

Michael Zygnerski
Environmental Program Supervisor
2555 West Copans Road
Pompano Beach, FL 33069
Office (954) 831-0760
Email: mzygnerski@broward.org

ATTACHMENT 17

Correspondence from Interested Parties Received between April 26, 2026 and 12:00 p.m., May 22, 2026

- **Exhibit A - Email correspondence from Pete Martino dated May 20, 2026, received May 20, 2026**
- **Exhibit B - Email correspondence from Allen Kopelman dated May 21, 2026, received May 21, 2026**

EXHIBIT A

From: [Pete Martino](#)
To: [Planning Council](#); [Teetsel, Dawn](#); [Blake Boy, Barbara](#); [Antonio Arserio](#)
Cc: [Allen Kopelman](#); [Ron Weiss](#); [amy yehya](#); [Tommy Ruzzano](#); [Margarita](#); [Ron Kraft](#); [Pete Martino](#)
Subject: Amendment PC 26-4 Second Hearing
Date: Wednesday, May 20, 2026 2:07:34 PM

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Hello Council Members,

I am a resident and current president of Fairway Estates HOA in the Carolina community of Margate. I discovered that the council will be holding a Second hearing on May 26, 2026 @ 10am in Room 422, regarding **PC 26-4**. But the information previously provided by all departments on April 23, 2026 hearing, seemed only to focus on **81 acres** of development, when the entire project consists of **143 acres**.

As we know this property, **approx. 143 acres known as Carolina Golf Club** have been closed since 2018, and environmental reports indicate there are concerns with the toxicity of the soil and lake water, including several underground petro tanks. The contamination was recognized, and a full land use restriction was ordered by Broward County, in 2008, again in 2018, and possibly 2024. The latest environmental reports reiterate these same land use restrictions. This land also consists of a closed down Clubhouse (windows boarded up) and home now to a community of wildlife, including raccoons, foxes and coyotes, along with pass thru vagrants that use the building for shelter, creating a blight on the surrounding communities.

As I was reading thru the different department's opinions, objections and facts, I noticed the land use designation request was for **approx. 81 acres** that were to be developed with townhouses and some commercial space. But no where do I see any opinions, requests or analysis on the **remaining 66 acres**, which is also part of the overall development proposal, both presented to the city of **Margate**, and individual residential meetings by the developer and his staff.

These **66 acres** are currently water and old fairways, but the developer's plans are to make those **60 acres water retention, interconnected lakes**, with 6 acres for paths, benches and a gazebo!! This will require digging, dredging, filling and moving existing dirt. We realize the remaining 66 acres of land use will remain S-2, but within the plans will be new lakes, paved trails, and shelters taking place. **Who authorizes** that land and dirt to be disturbed, lakes water flow rerouted, paving trails and benches, and **who has the engineering authority to verify** the new lakes/canals are not creating a flood plain causing damage to many surrounding residences during heavy storms? **Who will have authority and be onsite** to monitor and verify proper precautions for movement of dirt and water and noise??

My point being: there is no indication of any opinions, studies, or knowledge of those **63 acres mentioned or included in PC 26-4**. And these 63 acres were part of the total development plans **presented at Margate P & Z, and City Commissioners** meeting. This remaining property is **also** surrounded by single family homes and should be included in any studies or departmental opinions of Broward County. This land has had a restriction on the **entire 143 acres for soil contamination** and **10 acres with petroleum contamination** and should be included in all department studies and opinions of Broward County. We feel there should be a **land remediation plan presented**, prior to any votes, with proper third-party observers to ensure compliance to Broward County Hazardous rules and regulations. The residents **deserve** to know **how their lives health, their family's health, and their property will be protected from hazardous dirt particles, contaminated water tables, rodents, wildlife and noise pollution. There must be oversight from Broward County and/or City of Margate Engineers to ensure all safety standards are met.....every day until the project is complete.**

The developers' plans include creating lakes as water retention (developer refers to it as recreational?) being necessary to dig and transport **contaminated dirt** and reshaping the land to hold water. I find it alarming that Broward County is not addressing the entire project, Townhomes, Commercial space, Water management, Contamination, wildlife, traffic count (over 500 homes x two vehicles minimum), and the current land use restriction on the entire **143 acres**.

Most residents welcome this project, and most believe it will revive our portion of a Margate Community, and repurpose a closed down golf course that has been neglected in the passing years, becoming a blight to surrounding homes, declining values and an eyesore, so long as this resurrection does not harm surrounding residents health, home structures, or property.

Regards,

Pete Martino-Fairway Estates HOA President

#954-629-9052

EXHIBIT B

From: [Allen Kopelman](#)
To: [Blake Boy, Barbara](#); [Pete Martino](#); [Teetsel, Dawn](#); [Antonio Arserio](#)
Cc: [Ron Weiss](#); [amy yehya](#); [Tommy Ruzzano](#); [Margarita](#); [Ron Kraft](#)
Subject: Re: Amendment PC 26-4 Second Hearing
Date: Thursday, May 21, 2026 9:24:27 AM

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I would like to submit this as well.

Commissioners, I understand that some environmental review and permitting may happen later in the process. But that is exactly my concern.

This project is asking for a major land use change — from recreation and open space to residential and commercial development — on a site Broward County's own environmental review identifies as a **known contaminated site** involving both **petroleum and arsenic**. The county comments list EPD Site No. 1363A for petroleum and EPD Site No. 1363B for arsenic. They also state that this site is subject to land use policies requiring mitigation of environmental contamination.

The county's Environmental Permitting Division also says the Phase II Environmental Site Assessment found **Total Arsenic in soil above residential and commercial/industrial cleanup target levels**, and arsenic in groundwater above the applicable groundwater cleanup target level. That is not a small detail when the proposed future use includes homes.

There is also an existing restrictive covenant tied to the prior arsenic case that Broward says prohibits residential uses on the golf course at large. That means the requested land use change is moving toward residential development before that restriction has even been terminated, released, or amended.

The county also states that petroleum cleanup activities at the former golf maintenance facility have been suspended because of compliance issues by the owner/operator, and that the violations have not been resolved and the storage tanks remain out of compliance.

So my question is simple: **why would this body approve a land use change to residential before the contamination issues, the restrictive covenant, the unresolved petroleum compliance issues, and the remedial plan are fully resolved and presented to the public?**

I am not asking you to do the job of the Environmental Permitting Division. I am asking you not to separate land use approval from known environmental risk. The

public deserves to know whether this land can safely support residential development before the land use is changed — not after.

At minimum, this item should be deferred until the applicant provides a clear, public, written plan showing:

1. how the arsenic contamination will be remediated or controlled,
2. how petroleum contamination and tank compliance issues will be resolved,
3. how the restrictive covenant prohibiting residential use will be handled,
4. whether wetlands are present,
5. and whether future residents, children, workers, and surrounding neighborhoods will be protected.

Approving the land use first and dealing with the environment later puts the cart before the horse. That is not responsible planning.

“Can you explain why residential land use should be approved before the restrictive covenant prohibiting residential use is resolved?”

“If Broward County says arsenic exceeds residential cleanup target levels, why is residential approval being considered before cleanup is complete?”

“Who is responsible if contamination is later found to be more extensive than expected?”

“Will the applicant be required to complete remediation before any land use approval, or only before construction permits?”

“Is this commission comfortable creating residential development rights on a site where petroleum cleanup has been suspended due to unresolved compliance issues?”

“Will the public get another vote or hearing after the remediation plan is reviewed, or is this the key decision point?”

The strongest phrase to repeat

“I’m not asking you to replace environmental regulators. I’m asking you not to approve residential land use before known contamination and legal restrictions are resolved.”

We are concerned that when the digging starts - what chemicals, poison is going to be released into the air and who is going to monitor the site and protect the public.

Also, who is going to protect the public when digging starts - from damage to our homes, pool, patios, roofs etc.. The ground in this area is all rocks - it's not easy to plant a tree.

Thank you,

Allen Kopelman

Allen Kopelman CEO, CPC
Nationwide Payment Systems Inc.
1500 W Cypress Creek Road, Suite 503
Fort Lauderdale, FL 33309
(954) 478-7714 - Direct/Text/Whatsapp
Book an appointment at <https://calendly.com/allen-nps>
<https://nationwidepaymentsystems.com>

From: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Sent: Wednesday, May 20, 2026 3:43 PM

To: Pete Martino <whopays@msn.com>; Teetsel, Dawn <DTEETSEL@broward.org>; Blake Boy, Barbara <BBLAKEBOY@broward.org>; Antonio Arserio <aarserio@margatefl.com>

Cc: Allen Kopelman <allen@npsbank.com>; Ron Weiss <rw1289@att.net>; amy yehya <amyyehya@gmail.com>; Tommy Ruzzano <truzzano@margatefl.com>; Margarita <margarita@ipmflorida.com>; Ron Kraft <ronald_kraft@yahoo.com>

Subject: RE: Amendment PC 26-4 Second Hearing

Good afternoon—

Your email has been received. Please note that the next action will be by the Broward County Board of County Commissioners to consider the transmittal of the amendment to the State of Florida review agencies as the Planning Council held a hearing at its April 23, 2026, meeting. Planning Council staff will send your email as additional agenda material to the County Commission for its May 26, 2026, public hearing.

Barbara

Barbara Blake Boy, Executive Director
115 South Andrews Avenue, Room 307



Fort Lauderdale, Florida 33301

954-357-6982 (direct) www.broward.org/planningcouncil

Visit Us: [BROWARDNEXT](#)

The Planning Council offices are open Monday through Friday. I am in the office every Monday through Thursday from 7:00 a.m. to 5:00 p.m.

From: Pete Martino <whopays@msn.com>

Sent: Wednesday, May 20, 2026 2:07 PM

To: Planning Council <PlanningCouncil@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>; Blake Boy, Barbara <BBLAKEBOY@broward.org>; Antonio Arserio <aarserio@margatefl.com>

Cc: Allen Kopelman <allen@npsbank.com>; Ron Weiss <rw1289@att.net>; amy yehya <amyyehya@gmail.com>; Tommy Ruzzano <truzzano@margatefl.com>; Margarita <margarita@ipmflorida.com>; Ron Kraft <ronald_kraft@yahoo.com>; Pete Martino <whopays@msn.com>

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Regards,

Pete Martino-Fairway Estates HOA President

#954-629-9052

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