



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**

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DARBY DELSALLE  
Date: 2025.12.31  
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**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](mailto: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](mailto: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.



**PARKS AND RECREATION DIVISION** • Administrative Offices  
950 N.W. 38<sup>th</sup> 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.





Public Works and Environmental Services Department

**ENVIRONMENTAL PERMITTING DIVISION**

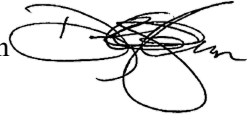
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

**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](mailto:dvanlandingham@broward.org).



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](mailto: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](mailto: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](mailto: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](mailto: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**

A handwritten signature in black ink, appearing to be "David Vanlandingham", is written over the "FROM:" line of the memorandum.

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:

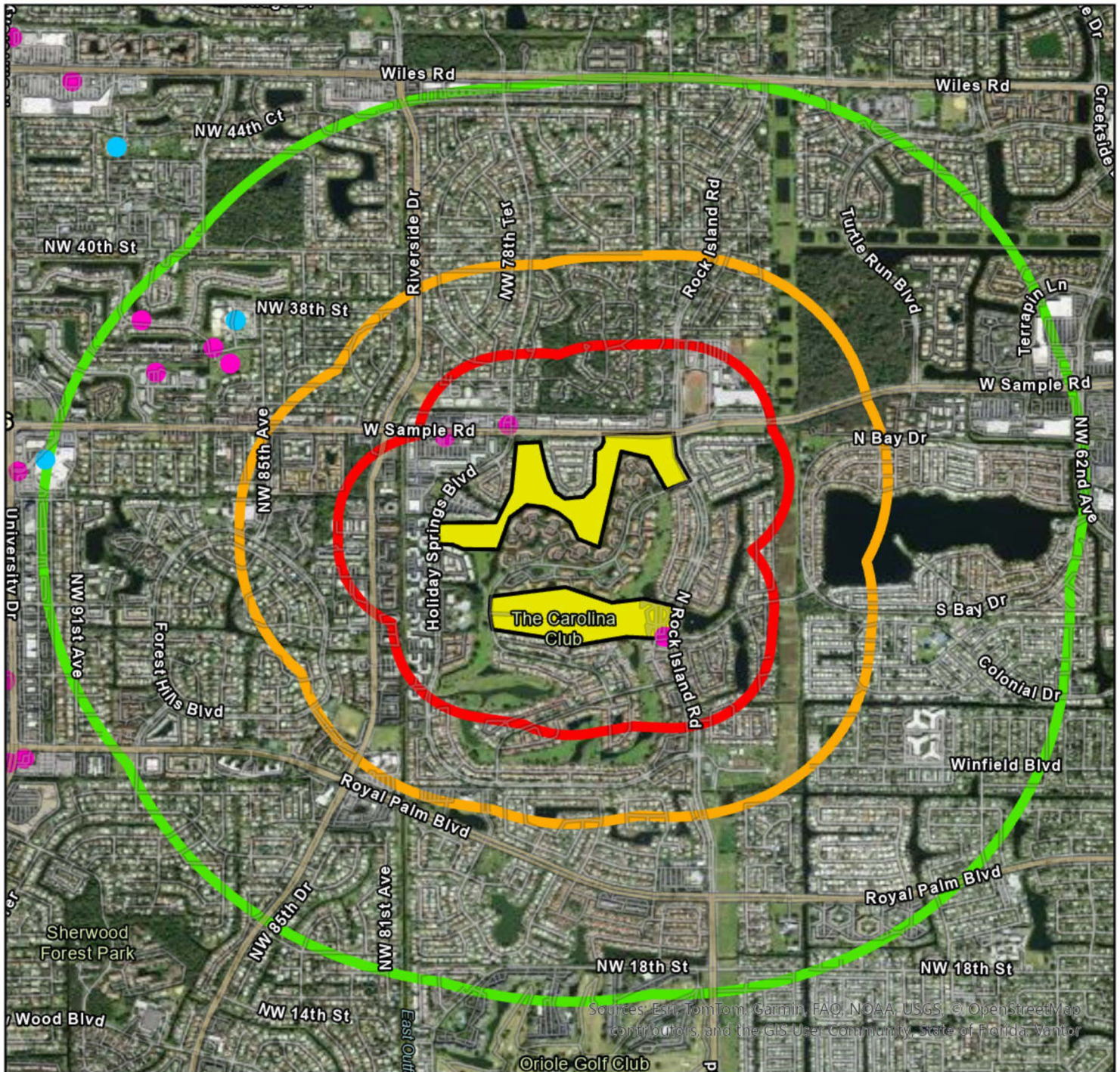
- EPD was the regulatory authority overseeing assessment and cleanup of arsenic contamination at the golf course maintenance facility from 2005 until 2008. The contaminant case (EPD Site NF-1363B) was closed with restrictions via a Declaration of Restrictive Covenant (DRC) recorded as Instrument 107948193 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](mailto: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

1

Miles



Generated for location purposes only.  
Marker size is a visual aid, and neither  
represents exact location nor area of  
designated facility.

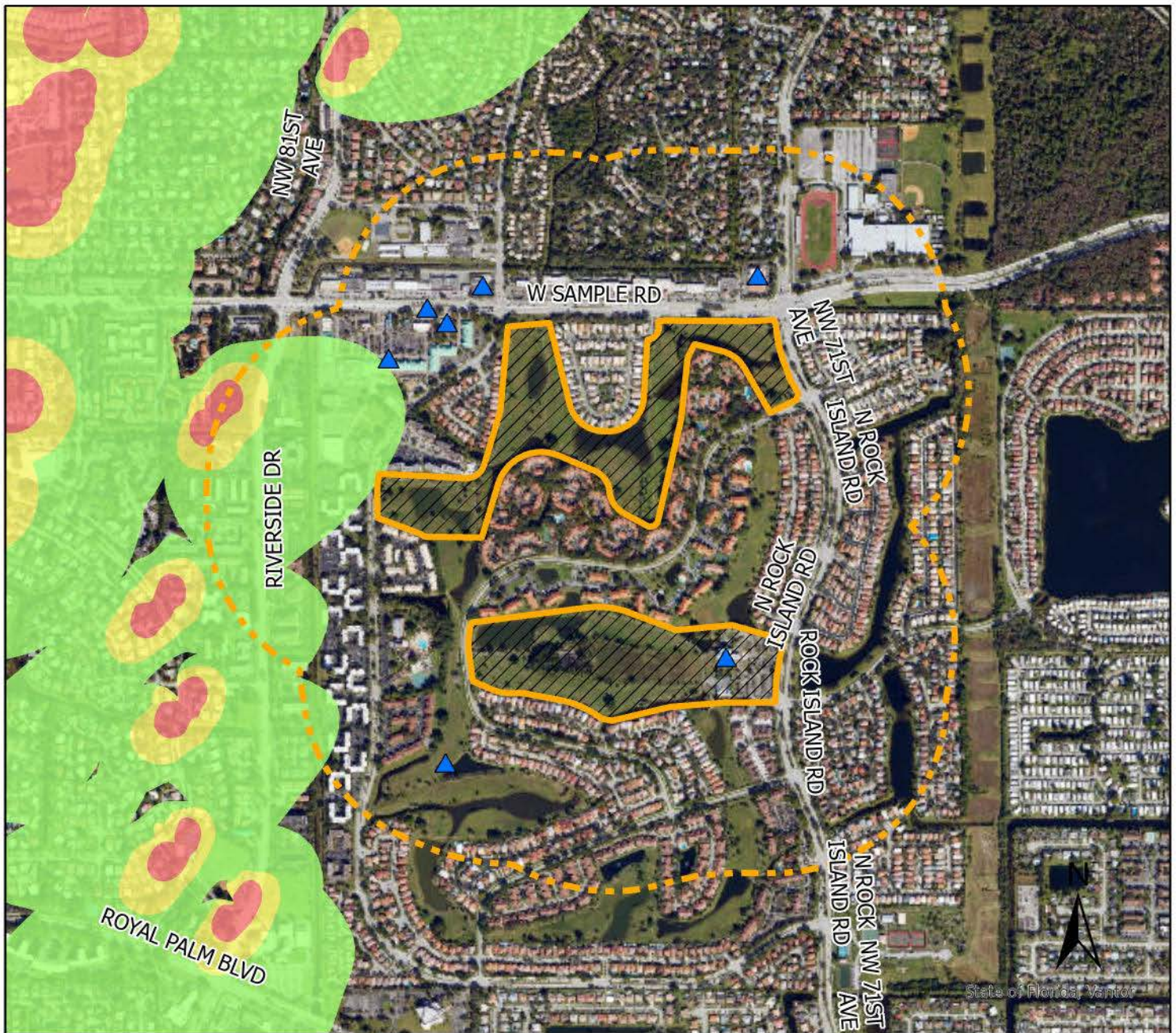
Prepared by: Ashley R. on 12/11/25  
Natural Resources Division



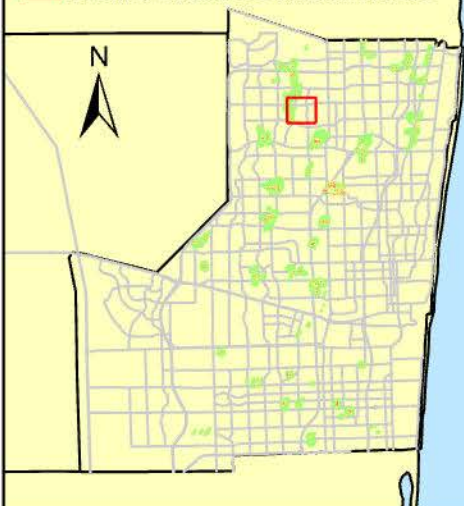
<b>Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment</b>			
<b>Name of Facility</b>	<b>Address</b>	<b>Type of Facility based on SIC</b>	<b>Type of License</b>
Chevron #520	7801 W SAMPLE RD, Coral Springs, FL 33065	5541 - Gasoline Service Stations	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



Urban Broward County  
 Location of Land Use Amendment Site



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](mailto: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](mailto: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](mailto: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

A handwritten signature in blue ink, appearing to be "J. Jurado".

**Date:** 01/07/2026

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

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**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

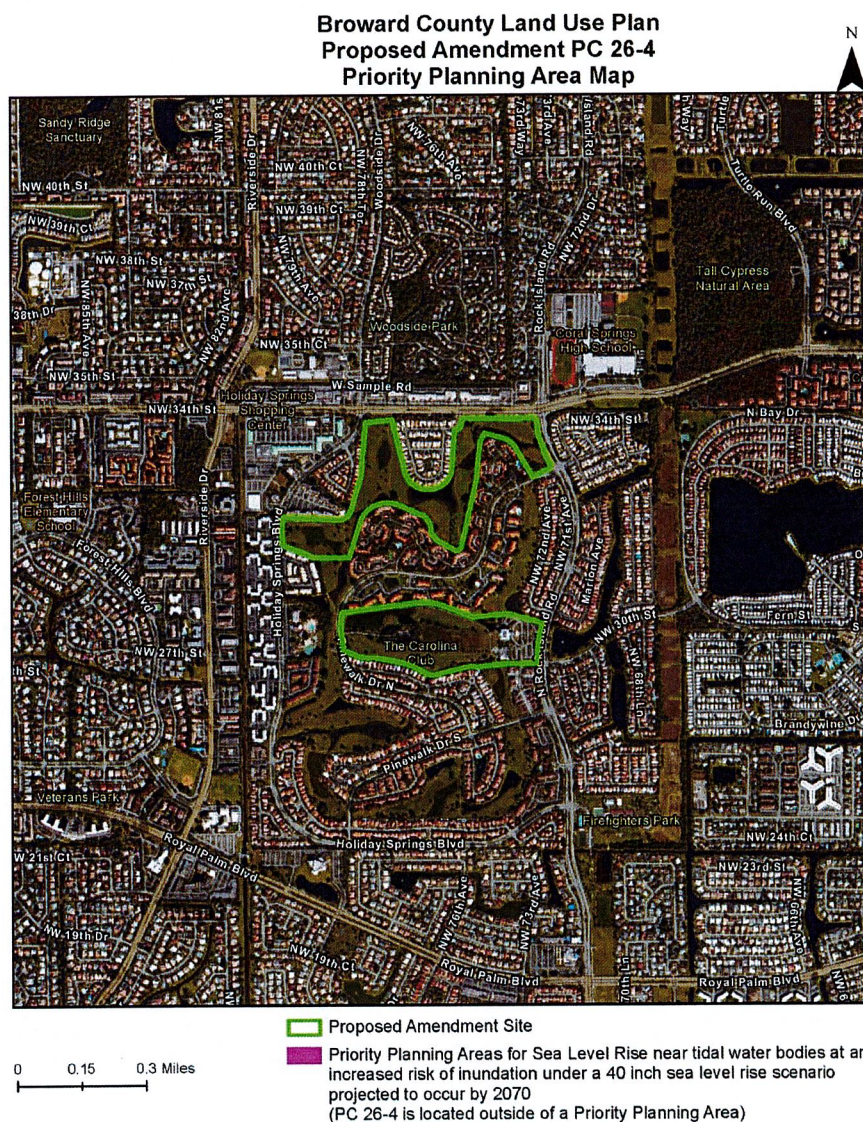
**Broward County Board of County Commissioners**

Mark D. Bogen • Alexandra P. Davis • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Michael Udine  
[www.broward.org](http://www.broward.org)



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.





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](mailto: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





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

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](http://www.browardschools.com)

# SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

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

## 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



**DRAFT**  
**TRAFFIC ANALYSIS - Peak**  
**PC 26-4**

Prepared: December 8, 2025

**INTRODUCTORY INFORMATION**

Jurisdiction: City of Margate

Size: Approximately 81.7 acres

**TRIPS ANALYSIS**

**Potential Trips - Current Land Use Designations**

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 (4,453 dwelling units permitted within the entire 636.2 acre Dashed-Line Area)
Potential Development:	81.7 acres of golf course use
Trip Generation Rate:	ITE Equation (430) Golf Course**
Total P.M. Peak Hour Trips:	32 peak hour trips

**Potential Trips - Proposed Land Use Designations**

Proposed Designations:	74.1 acres of Irregular (7) Residential within a Dashed-Line Area 7.6 acres of Commerce within a Dashed-Line Area (4,453 dwelling units permitted within the entire 636.2 acre Dashed-Line Area)
Potential Development:	No additional dwelling units proposed 76,000 square feet of commerce use
Trip Generation Rate:	Not Applicable for residential use, as no additional dwelling units proposed "ITE Equation (821) Shopping Plaza (40-150k)"
Total P.M. Peak Hour Trips:	412 peak hour trips

\*"Dashed-Line Area" means 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.

\*\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**Net P.M. Peak Hour Trips**

+ 380 peak hour trips

**PLANNING COMMENTS**

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 380 p.m. peak hour trips at the long-range planning horizon. 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.

**DRAFT**  
**TRAFFIC ANALYSIS - Daily**  
**PC 26-4**

Prepared: December 8, 2025

**INTRODUCTORY INFORMATION**

Jurisdiction: City of Margate

Size: Approximately 81.7 acres

**TRIPS ANALYSIS**

**Potential Trips - Current Land Use Designations**

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 (4,453 dwelling units permitted within the entire 636.2 acre Dashed-Line Area)
Potential Development:	81.7 acres of golf course use
Trip Generation Rate:	ITE Equation (430) Golf Course**
Total Trips:	306 vehicles per day (vpd)

**Potential Trips - Proposed Land Use Designations**

Proposed Designations:	74.1 acres of Irregular (7) Residential within a Dashed-Line Area 7.6 acres of Commerce within a Dashed-Line Area (4,453 dwelling units permitted within the entire 636.2 acre Dashed-Line Area)
Potential Development:	No additional dwelling units proposed 76,000 square feet of commerce use
Trip Generation Rate:	Not Applicable for residential use, as no additional dwelling units proposed "ITE Equation (821) Shopping Plaza (40-150k)"
Total Trips:	5,132 vpd

\*"Dashed-Line Area" means 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.

\*\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**Net Daily Trips****+ 4,826 vpd****PLANNING COMMENTS**

The proposed amendment is projected to increase traffic on the regional transportation network by approximately 4,826 vehicles per day at the long-range planning horizon. 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.