



DEVELOPMENT AGREEMENT APPLICATION

Subject Property Address: 3011 N Rock Island, Margate, FL 33063-7822

Subject Folio Number(s): 4841 23 00 0020; 4841 23 06 0040

Description of Request:

A request for approval of a Development Agreement associated with a proposed Land Use Plan Amendment for 148.552 acres of the former Carolina Country Club and a proposed Rezoning of 81.526 acres of the former Carolina Country Club.

AUTHORIZED AGENT INFORMATION

Name: Greenspoon Marder LLP, c/o Matthew H. Scott

Address: 200 East Broward Boulevard, Ft. Lauderdale, FL 33301

Phone Number: 954-333-4372 Email Address: Matthew.Scott@gmlaw.com

APPLICANT INFORMATION (IF DIFFERENT THAN THE PROPERTY OWNER)

Name: Rosemurgy Acquisitions, LLC, c/o Alexander S. Rosemurgy

Address: 801 South Federal Highway, Boca Raton, FL 33432

Phone Number: 954-333-4372 Email Address: arosemurgy@rpfla.com

PROPERTY OWNER INFORMATION

Name: J&D Golf Properties, LLC, c/o Celestino Avila

Address: 3011 N Rock Island Road, Margate, FL, 33063

Phone Number: 954-752-5847 Email Address: cdavila17@aol.com



OWNER'S AUTHORIZATION AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at

3011 N Rock Island Road, Margate, FL 33063-7822

being the subject property for this Development Agreement application, and I hereby grant authorization to Rosemurgy Acquisitions, LLC to file an application with the City of Margate for approval of the same.

Celestino Avila on behalf of J&D Golf Properties, LLC

Print owner's or authorized signatory name

C. Avila
Signature of owner or authorized signatory

Owner/Agent Phone Number: 954-752-5847

Email Address: cdavila@aol.com

Owner/Agent Address: 3011 N Rock Island Road, Margate, FL 33063

STATE OF FLORIDA COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2021 (year), by Celestino Avila (print name of person making statement).

Roxana Sierra
(Signature of Notary Public - State of Florida)
ROXANA SIERRA
Notary Public - State of Florida
Commission # HH 425801
My Comm. Expires Jul 25, 2027

(Print, Type, or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced FLDL A140-100-43-217-0
EXP: 04/17/2027



PUBLIC HEARING SIGN AGREEMENT

Subject Property Address: 3011 N Rock Island, Margate, FL 33063-7822

Subject Folio Number(s): 4841 23 00 0020; 4841 23 06 0040

Pursuant to the requirements set forth in §40.310 of the Code of the City of Margate, Florida, the applicants(s) for the public hearing for the application described above do(es) hereby agree that failure to remove the sign(s) within two (2) business days following a final determination in the matter will result in the forfeiture of the \$150 collected by the City of Margate.

Alexander S. Rosemurgy
Print applicant's name

Alexander Rosemurgy
Signature of applicant

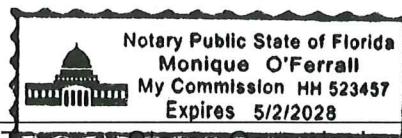
MGRM
Print applicant's title

Rosemurgy Aquisitions, LLC
Print applicant's organization/company

STATE OF FLORIDA COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of December, 2024 (year), by Alexander Rosemurgy (print name of person making statement).

M. O'Ferrall
(Signature of Notary Public - State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/20/2002	SW*	\$5,320,000	34163 / 1212	\$2.00	257,589	SF
9/23/1999	SW*	\$7,200,000	29897 / 808			
11/1/1988	WD	\$115,800	15948 / 986			
				Adj. Bldg. S.F. (Card, Sketch)		37003
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1993/1992		

* Denotes Multi-Parcel Sale (See Deed)

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

J & D GOLF PROPERTIES, LLC

Filing Information

Document Number	L02000023716
FEI/EIN Number	75-3083609
Date Filed	09/12/2002
Effective Date	09/12/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/28/2022

Principal Address

3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Changed: 10/29/2003

Mailing Address

3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Changed: 10/29/2003

Registered Agent Name & Address

BOYLE, CONRAD J.
C/O MOMBACH, BOYLE, HARDIN & SIMMONS, P.A.
100 N.E. THIRD AVENUE
SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/06/2016

Address Changed: 04/06/2016

Authorized Person(s) Detail

Name & Address

Title MGR

AVILA, CELESTINO
3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2021	03/09/2021
2022	10/28/2022
2023	04/19/2023

Document Images

04/19/2023 -- ANNUAL REPORT	View image in PDF format
10/28/2022 -- REINSTATEMENT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
10/01/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
06/28/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- REINSTATEMENT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format
06/14/2006 -- ANNUAL REPORT	View image in PDF format
01/14/2005 -- ANNUAL REPORT	View image in PDF format
06/16/2004 -- ANNUAL REPORT	View image in PDF format
10/29/2003 -- REINSTATEMENT	View image in PDF format
09/12/2002 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ROSEMURGY ACQUISITIONS, LLC

Filing Information

Document Number	L13000145924
FEI/EIN Number	46-3882922
Date Filed	10/16/2013
Effective Date	10/15/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/26/2022
Event Effective Date	NONE

Principal Address

1801 S Federal Hwy
Boca Raton, FL 33432

Changed: 03/07/2018

Mailing Address

1801 S Federal Hwy
Boca Raton, FL 33432

Changed: 03/07/2018

Registered Agent Name & Address

Hickey, Brian
3001 PGA Boulevard
Suite 305
Palm Beach Gardens, FL 33410

Name Changed: 03/07/2018

Address Changed: 03/07/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSEMURGY, ALEXANDER S

1801 S Federal Hwy

Boca Raton, FL 33432

Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	03/06/2023
2024	02/19/2024

Document Images

02/19/2024 -- ANNUAL REPORT	View image in PDF format
03/06/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- LC Amendment	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
03/30/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
02/27/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
03/11/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
10/16/2013 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
J & D GOLF PROPERTIES, LLC

Filing Information

Document Number	L02000023716
FEI/EIN Number	75-3083609
Date Filed	09/12/2002
Effective Date	09/12/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/28/2022

Principal Address

3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Changed: 10/29/2003

Mailing Address

3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Changed: 10/29/2003

Registered Agent Name & Address

BOYLE, CONRAD J.
C/O MOMBACH, BOYLE, HARDIN & SIMMONS, P.A.
100 N.E. THIRD AVENUE
SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/06/2016

Address Changed: 04/06/2016

Authorized Person(s) Detail

Name & Address

Title MGR

AVILA, CELESTINO
3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2022	10/28/2022
2023	04/19/2023
2024	03/28/2024

Document Images

03/28/2024 -- ANNUAL REPORT	View image in PDF format
04/19/2023 -- ANNUAL REPORT	View image in PDF format
10/28/2022 -- REINSTATEMENT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
10/01/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
06/28/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- REINSTATEMENT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format
06/14/2006 -- ANNUAL REPORT	View image in PDF format
01/14/2005 -- ANNUAL REPORT	View image in PDF format
06/16/2004 -- ANNUAL REPORT	View image in PDF format
10/29/2003 -- REINSTATEMENT	View image in PDF format
09/12/2002 -- Florida Limited Liability	View image in PDF format