



Development Services Department

Carolina Club

LUPA & Rezoning

November 5, 2025

[illegible]

- 3011 Rock Island Rd
- 2025 BCPA Aerial
- Current Condition
- 143.5 acres (net)
- 148.7 acres (gross)



Carolina Club



History:

- *1973 Rezoned to S-2 via Ord. 1500.85*
- *Holiday Springs Golf Course (1973)*



A detailed black and white architectural sketch of a large, two-story classical building, likely a school or institutional structure. The building features a prominent portico with columns and a pediment. A large fountain is in the foreground, and a car is parked on the left. The drawing is signed "J. J. Smith" in the bottom left corner.

- *1988-92 Golf Course redeveloped – Carolina Club*



Carolina Club

History:

- *2022 Closed for business*

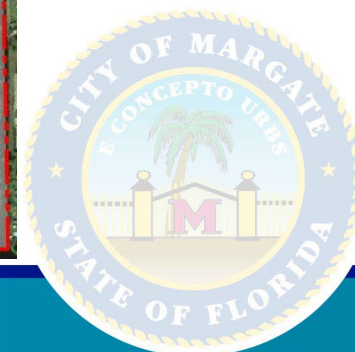
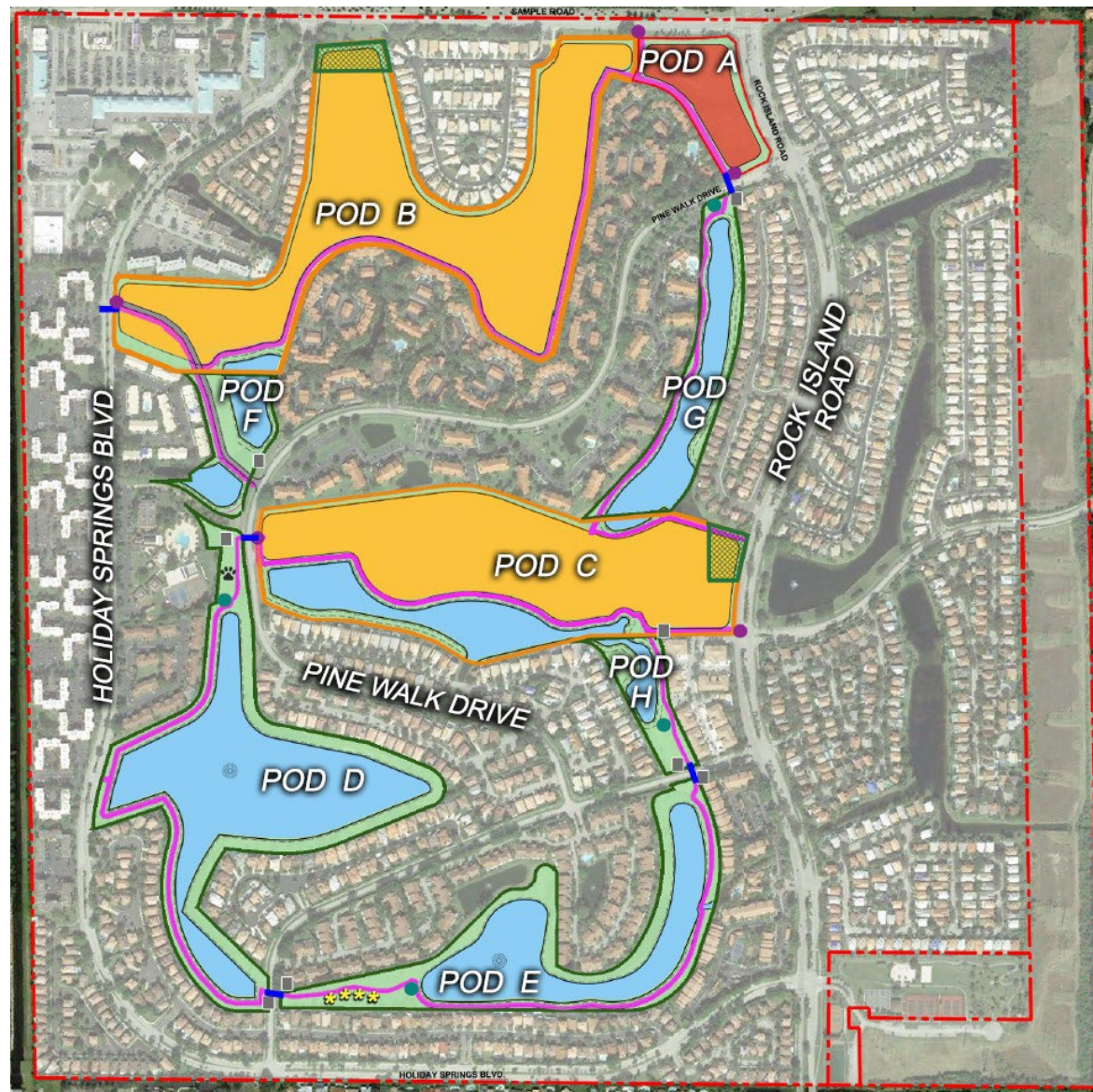


Carolina Club – LUPA

Concept:

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



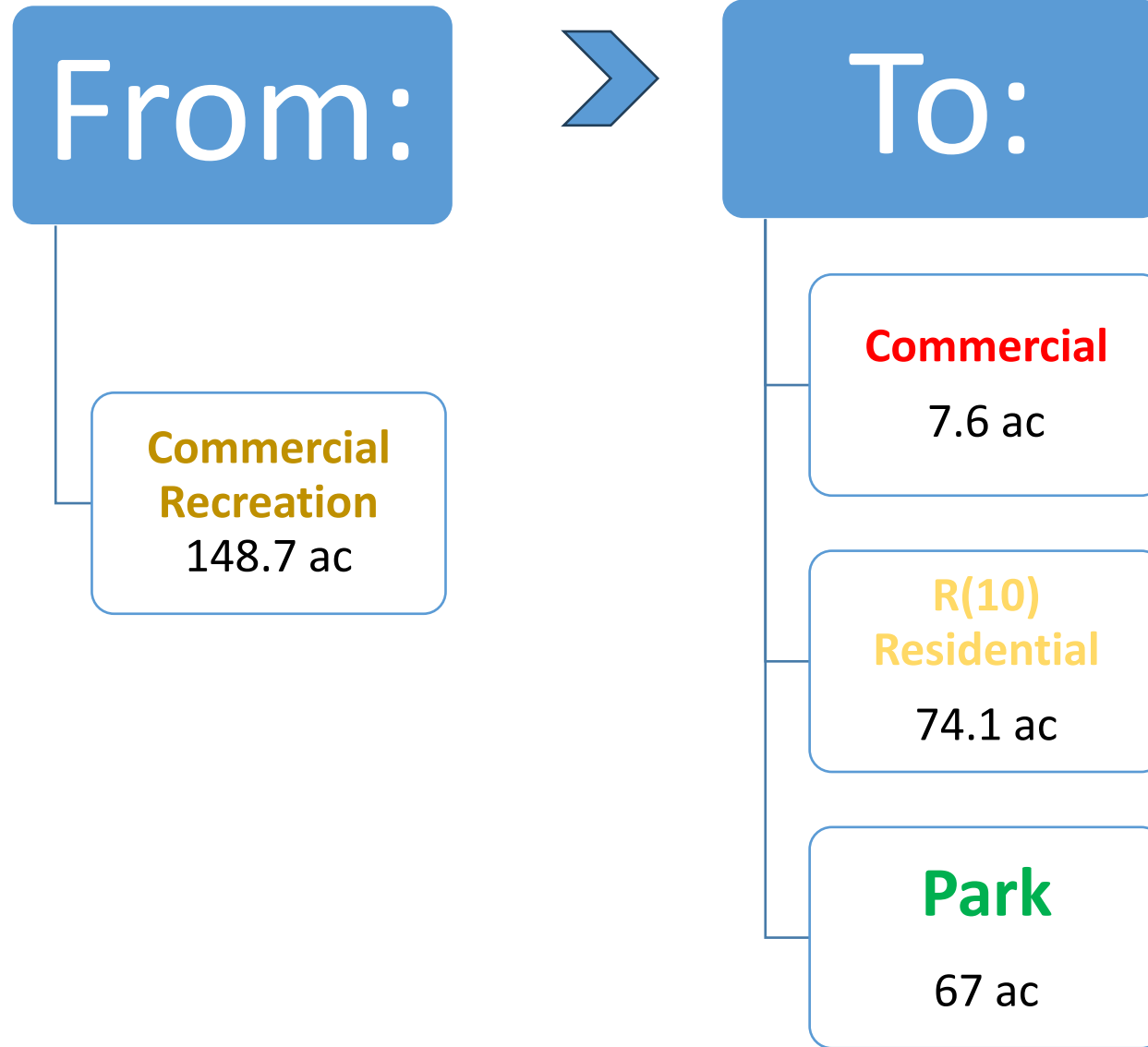
Proposal:

- 30,000 sqft Commercial: Pod A
- 290 Townhouses: Pod B
- 250 Townhouses: Pod C
- 67 ac of Park/Drainage: Pods D-H

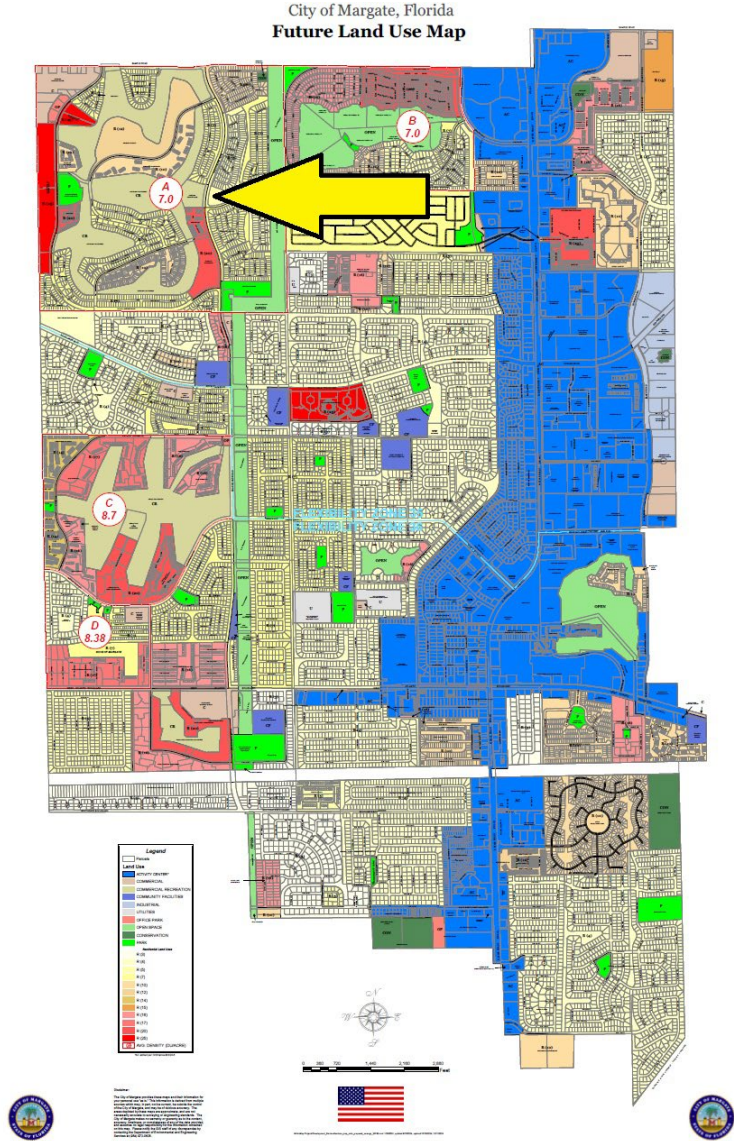


Carolina Club – LUPA

Map:



Carolina Club – LUPA



Future Land Use Map: (Current)

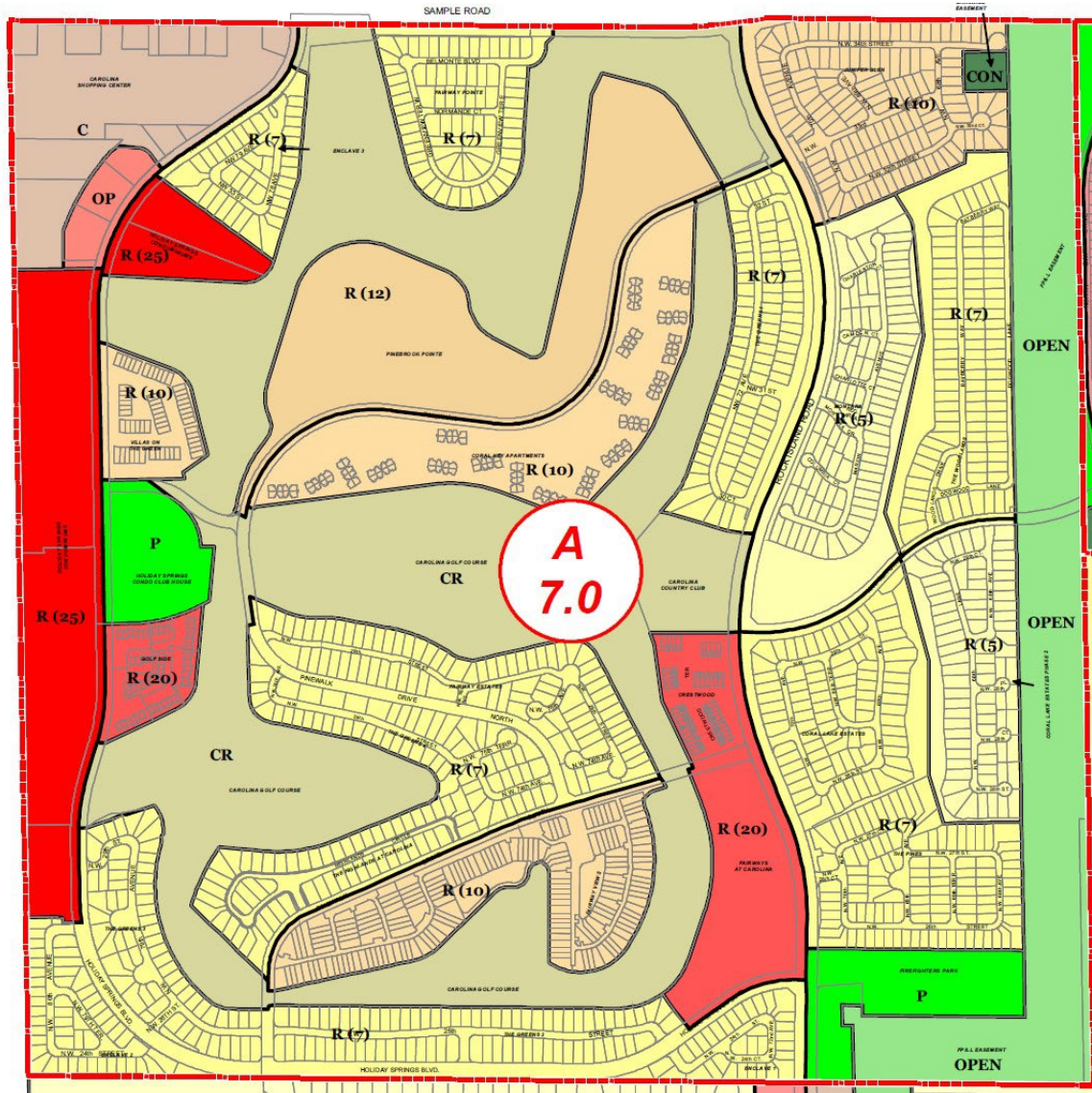


Dashed-Line Area:

An area on the Future Land Use Plan Map bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land uses within the area, and/or a particular total number of dwelling units permitted within the area. The density within a Dashed-Line Area may be an irregular density.



Carolina Club – LUPA



Current:

Dashed Line Area A:

636.18 Acres

Average Density – 7.0

Max D.U. – 4,453

Current D.U. – 3,383

1,070 D.U. available





636.17 Acres

Max D.U. – 4,453

Proposed D.U. – 4,267

Permit up to 540 D.U. on Subject Property

530 D.U. remain available



Text:

- *Amend Policy 1.2.6 of Margate Future Land Use Element*
 - *Dashed Line Area A*
- *Update Data and Inventory*



LUPA Process:

Element I Land Use

Part 2: Plan Implementation

H) Plan Amendments

3. Required Land Use Plan Amendment Considerations



LUPA Process:

- 3.1 The availability of sanitary sewer service, or plans to expand or provide such service within a financially feasible capital plan, adopted by the City, shall be a primary consideration when amendments to the Land Use Plan for increased densities and intensities are proposed.
- 3.2 Prior to adopting a land use plan amendment, the City shall determine whether adequate public facilities and services will be available when needed to serve the amendment site.



LUPA Process:

3.3 The City shall determine the consistency of land use plan amendments with the Public School Facilities Element. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of the Element, to accommodate the projected student impact or proposed amendments. As provided for within the Amended Interlocal Agreement for Public Schools Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.



LUPA Process:

3.4 Amendments to the Land Use Plan containing golf courses, including closed golf courses, shall analyze and address the following impacts of golf course development:

- i. 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.
- ii. 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.



LUPA Process:

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



LUPA Process:

- 3.5 Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by Land Use Plan are subject to BCLUP Policy 2.16.2, which requires that the City and applicant coordinate and cooperate to implement the City's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.
- 3.6 The City shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.
- 3.7 The impacts of land use plan amendments on historic, archeological and paleontological resources shall be considered in the approval process.



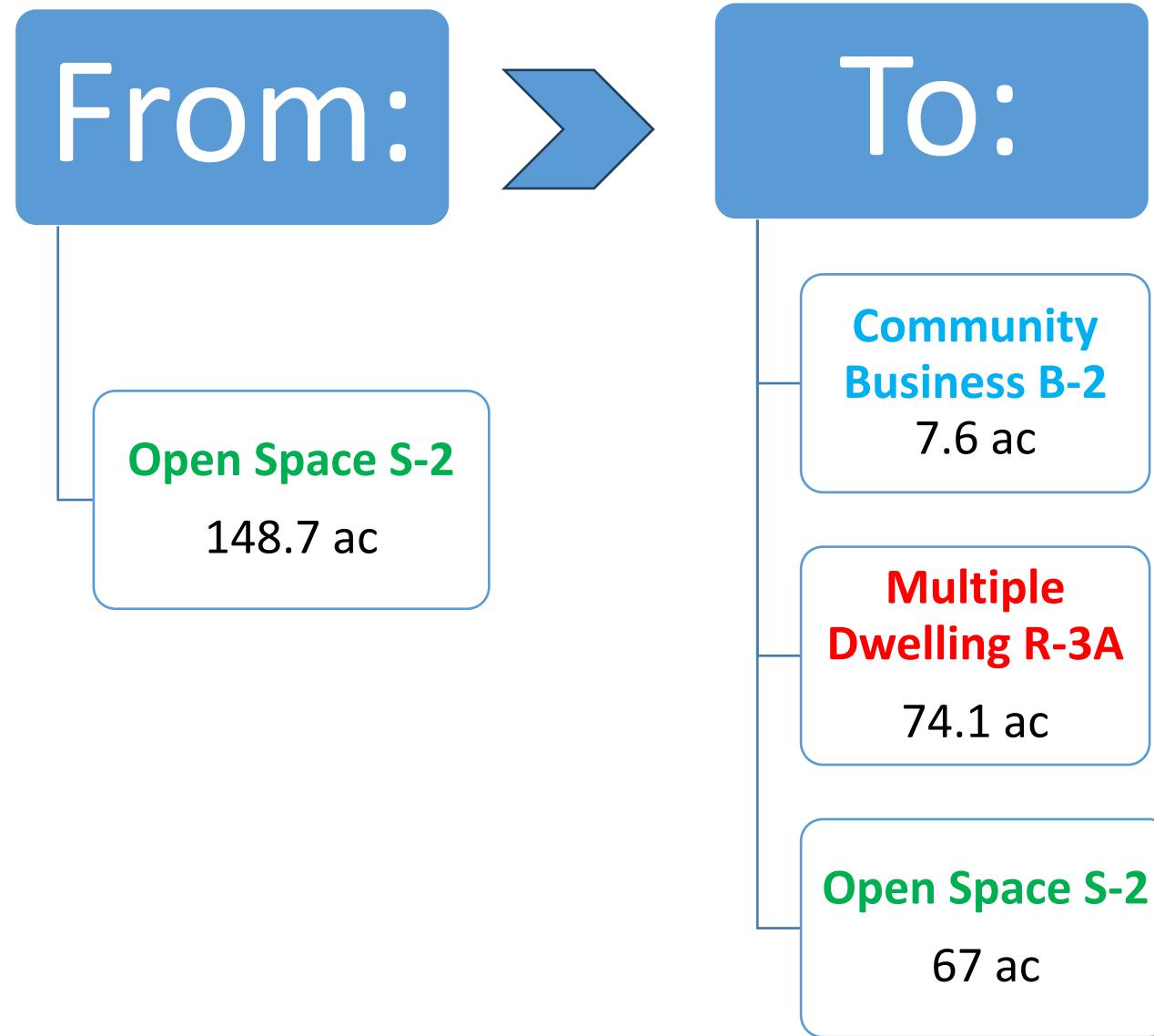
LUPA Process:

- *DRC*
- *Planning & Zoning*
- *City Commission* ←
- *State & County*
- *City Commission*
- *BCPC Recertification*

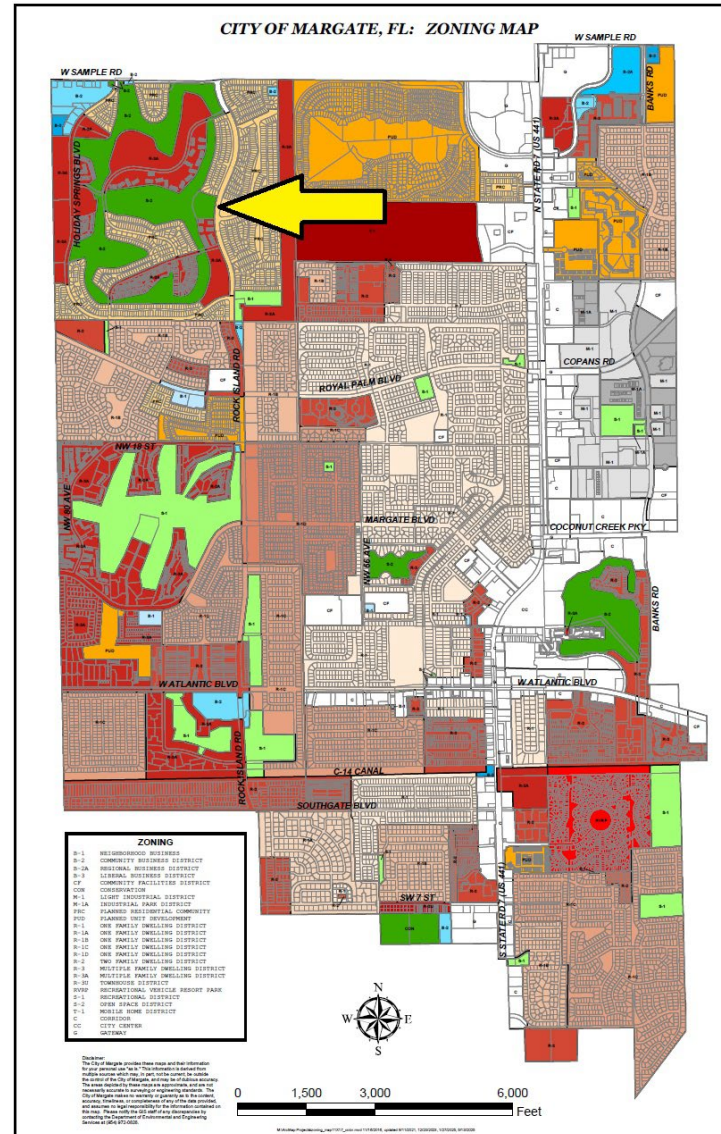


Carolina Club – Rezone

Map:



Carolina Club – Rezone



Zoning Map:

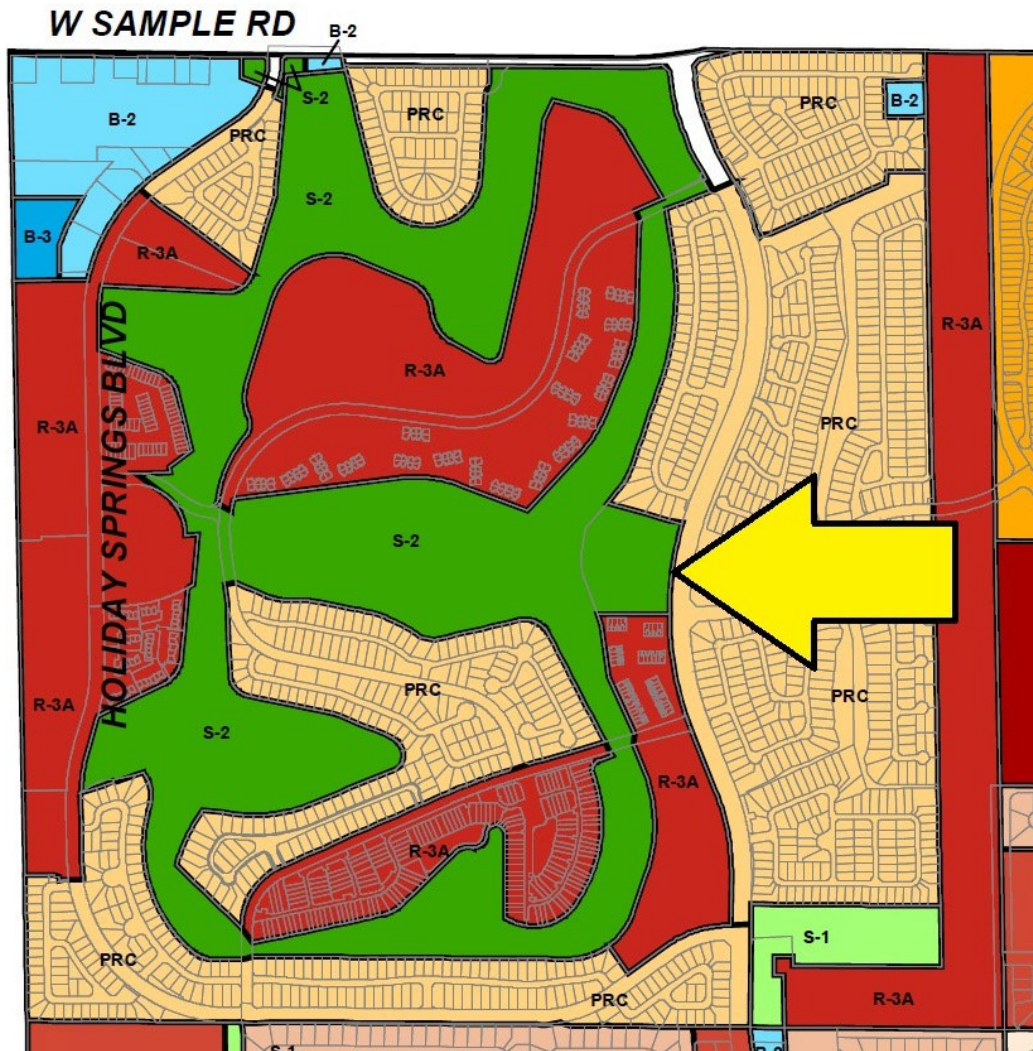
(Current)



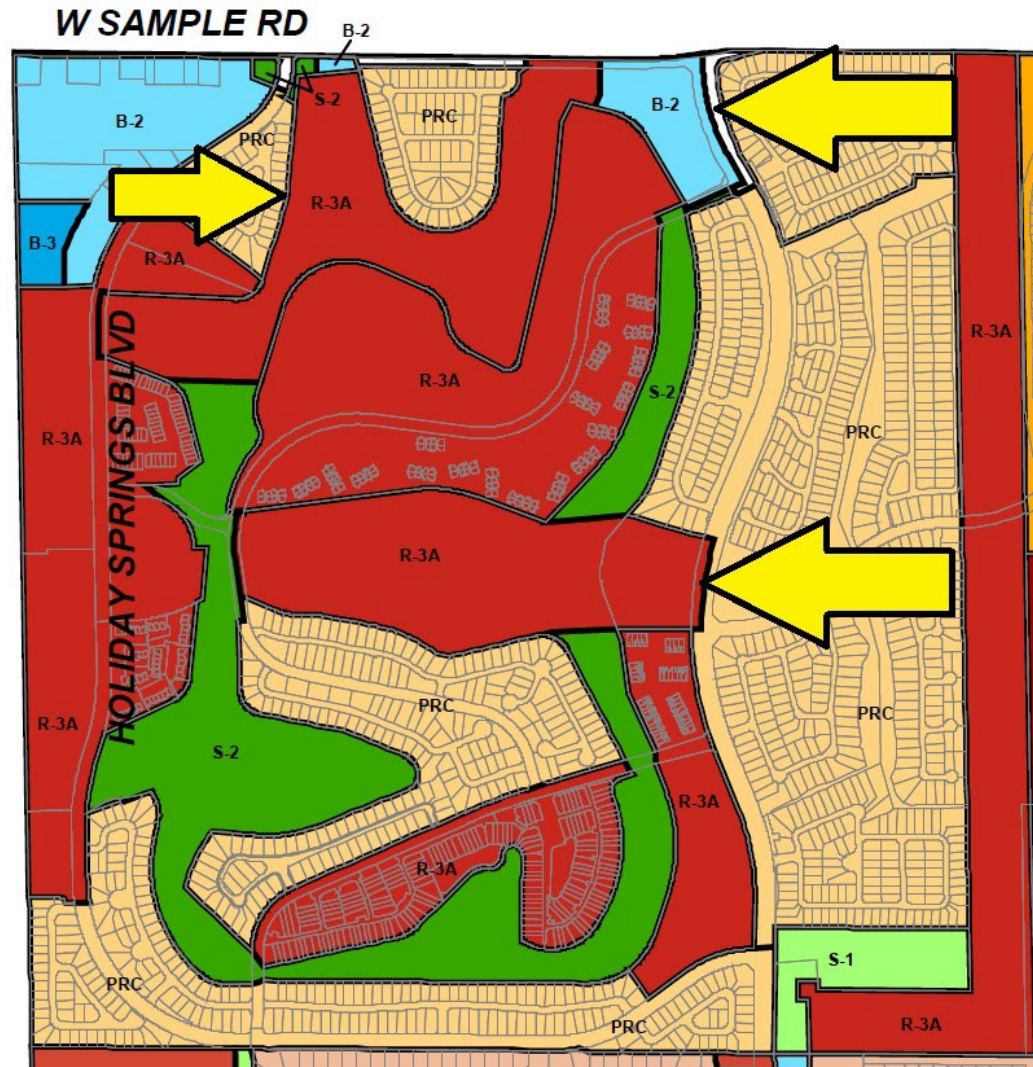
Carolina Club – Rezone

Current:

Open Space S-2



Carolina Club – Rezone



Proposed:

Multiple Dwelling R-3A

Community Business B-2



Rezone Process:

Sec. 40.303 ULDC

(A) Procedure ➡ Determination that services are available

(B) Planning and Zoning Board Review ➡ Criteria

(C) City Commission Review ➡ Final Determination



Development Review Committee:

Staff Review

- *Development Services*
- *Environmental & Engineering Services (DEES)*
- *Fire*
- *Building*
- *Public Works*
- *Police*
- *Community Redevelopment Agency (CRA)*



Development Review Committee:

Determine capacity of public infrastructure

- Water/Wastewater ?
- Drainage ?
- Roads ?
- Parks ✓
- Natural Resources ?
- Solid Waste ✓
- Schools ✓



Development Review Committee:

Water/Wastewater (DEES)

- *Water and Wastewater treatment plant capacity* ✓
- *Potable water supply and distribution – Hydraulic evaluation* ?
- *Wastewater collection and disposal – Hydraulic and gravity sewer evaluation* ?
- *Easement exhibits/dedications* ?



Development Review Committee:

Drainage (DEES & Public Works)

- *Drainage analysis ?*
- *Easement exhibits/dedications ?*



Development Review Committee:

Roads (DEES)?

- *Kimley-Horn LUPA Traffic Analysis*
 - *Revise table*
 - *Replace BCT exhibit*



Development Review Committee:

Roads (DEES)?

- *Kimley-Horn Rezone Traffic Impact Statement*
 - *Methodology*
 - *Detailed access plans and intersection exhibits*
 - *LOS below minimum, no improvements offered*
 - *FDOT/BCT Coordination*



Carolina Club – Rezone/ LUPA

Development Review Committee:

Parks (DSD) ✓

- *City currently has a surplus of park inventory*
- *Applicant to dedicate land for new public recreation facilities*
- *New public recreation facilities include:*
 - *Trails, passive parks, dog park, exercise stations*



Parks LOS:

- *Lakes (Drainage) with recreational trail, signage, exercise equipment, and parking*
- *Park land use, S-2 zoning, and deed restricted*
- ****Net gain of 67 acres in Park LOS acreage***



Development Review Committee:

Natural Resources (DEES & DSD)

- *No wetlands or Historic Trees* ✓
- *Contamination?* – State & County Authority
 - *Remediation plan shall be approved by Broward County EPD before any activities are initiated that conflict with the restrictions.*
- *No Burring Owls* ✓



Development Review Committee:

Compatibility (DSD)

- *Townhouses* ✓
- ~~*Mid-rise apartments*~~ ?



5/13/25 – DRC RECOMMENDED RESUBMITTAL

8/26/25 – DRC RECOMMENDED RESUBMITTAL

10/7/25 – P&Z RECOMMENDED APPROVAL

