

Project Name: 24-00400057

Project Description: Carolina Club LUPA

Review Comments List Date: 8/21/2025

Ref. # 43, Building, Richard Nixon, 4/15/25 11:08 AM, Cycle 1, Info Only

Comment: Documents were not reviewed for Florida Building Code compliance. Permits and plans will be required.

Ref. # 31, Engineering, Paula Fonseca, 2/13/25 4:41 PM, Cycle 1, Info Only

Markup: Changemark note #01-ENG, 3_LUPA Application Text_October 2024.pdf

Where is the engineering analysis demonstrating how the site will be drained and impact on surrounding properties? Provide analysis of proposed drainage and its impact on neighboring properties and roads currently discharging into the existing lakes/properties.

Reviewer Response: Paula Fonseca - 3/24/25 4:13 PM

This task to be completed during site plan approval.

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Per conference with Curt Keyser, David Tolces, Cale Curtis, and DSD staff, the detailed analyses will be provided during the site plan phase of this entitlement process. The submitted LUPA provides a Drainage analysis demonstrating drainage capacity/concurrency for the proposed project.

Ref. # 32, Engineering, Paula Fonseca, 2/13/25 4:43 PM, Cycle 1, Info Only

Markup: Changemark note #02-eng, 3_LUPA Application Text_October 2024.pdf

Demonstrate that the existing water distribution system has enough capacity to serve the proposed development including fire flow requirements.

Reviewer Response: Paula Fonseca - 3/24/25 4:13 PM

This task to be completed during site plan approval.

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Per conference with Curt Keyser, David Tolces, Cale Curtis, and DSD staff, the detailed analyses will be provided during the site plan phase of this entitlement process. The submitted LUPA provides a Potable Water analysis demonstrating water capacity/concurrency for the proposed project.

Ref. # 33, Engineering, Paula Fonseca, 2/13/25 4:44 PM, Cycle 1, Info Only

Markup: Changemark note #03, 3_LUPA Application Text_October 2024.pdf

Demonstrate the existing lift stations, force main system and/or gravity system serving the proposed improvements have enough capacity to handle the additional flow.

Reviewer Response: Paula Fonseca - 3/24/25 4:13 PM

This task to be completed during site plan approval.

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Per conference with Curt Keyser, David Tolces, Cale Curtis, and DSD staff, the detailed analyses will be provided during the site plan phase of this entitlement process. The submitted LUPA provides a Sanitary Sewer analysis demonstrating capacity/concurrency for wastewater anticipated to be generated by the proposed project.

Ref. # 34, Engineering, Paula Fonseca, 2/13/25 4:47 PM, Cycle 1, Info Only

Markup: Changemark note #04, 3_LUPA Application Text_October 2024.pdf

Comments may be provided during the review of the Traffic Impact Assessment report; therefore, additional comments may be provided in the traffic section

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Comment is noted and understood.

Ref. # 48, Engineering, Paula Fonseca, 5/1/25 10:36 AM, Cycle 1, Unresolved

Comment:

TRAFFIC

Section F. Traffic Circulation

Table 2: Current Roadway Data Daily

Atlantic Blvd: Rock Island Road to SR 7, Capacity is 50,000, V/C = 1.0 and LOS is D in the MPO Table. Table 2 does not match.

Reviewer Response: Paula Fonseca - 8/14/25 4:33 PM

Table 2 was not corrected. It appears the information requested for Table 2 has been added to Table 4. Please revise both Table 2 and Table 4. Please revise Table 4 column to say 2045 Future Daily and not 2020 Existing Daily.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The capacity for this roadway link has been updated to match the MPO table.

Ref. # 51, Engineering, Paula Fonseca, 5/1/25 10:38 AM, Cycle 1, Unresolved

Comment:

TRAFFIC

Section G. Mass Transit Analysis

1.BCT Route is not within a mile of the site via roadways. There is no East-West connection to Riverside Drive.

2.Margate Routes C and D are not included in the letter from Broward County Transit.

3.Broward County Transit correspondence is included in Exhibit S, not T.

Reviewer Response: Paula Fonseca - 8/14/25 4:34 PM

Please Provide: Revised BCT Letter

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

BCT 62 has been removed from the Transit section due to the travel distance required to access Riverside Drive. An updated BCT letter will be provided upon receipt. Exhibit designation has been revised.

Ref. # 55, Engineering, Paula Fonseca, 5/1/25 10:40 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Provide update on the status of the Site Assessment Report, Soil Management Plan/Remedial Action Plan, remediation, verification testing, and modification to the DRC as recommended in the Phase II ESA.

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The Applicant continues to work on the on the items recommended in the Phase II, as required.

Ref. # 56, Engineering, Paula Fonseca, 5/1/25 10:41 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Provide status of the ongoing State-funded remediation of PAHs at the southwest corner of the maintenance building.

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

State-funded cleanup (Petroleum Restoration Program) at the maintenance area is on hold due to out-of-compliance issues with the underground storage tank; the additional soil removal that was expected to occur in 2024 is on hold. The FDEP letter explaining the suspension of work is dated 4/24/2023; that file and others are available in the FDEP Oculus database under FDEP facility ID # 8732113 (Storage Tanks).

Ref. # 57, Engineering, Paula Fonseca, 5/1/25 10:41 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Provide update regarding comment on Phase I and Phase II ESA - Declaration of Restrictive Covenant (DRC) imposing several restrictions including land use restrictions limiting land use to a golf course facility.

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The Phase I ESA and Phase II ESA remain representative of current conditions. An updated Phase I ESA is likely to be required by the lender within 180 days of closing. The existing DRC will remain in effect as an interim measure (including the restriction to limit land use to a golf course facility) until site assessment and remediation can be implemented. After cleanup, as part of the required regulatory closure process with FDEP and Broward County, the applicant will then work with the agencies to release or modify the existing DRC and issue a new or amended DRC with the appropriate new restrictions.

Ref. # 58, Engineering, Paula Fonseca, 5/1/25 10:42 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Will the maintenance area be reevaluated under another Phase II ESA to determine successful remediation due to presence of arsenic in soil and groundwater?

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

After State-funded remediation of the PAHs at the maintenance area (their plan includes soil removal), the remaining soils will require additional characterization for arsenic in soil and groundwater. Rather than a Phase II ESA, this assessment is expected to be part of the Site Assessment Report (SAR).

Ref. # 63, Engineering, Paula Fonseca, 8/15/25 4:48 PM, Cycle 2, Unresolved

Comment:

Based on submitted documents under this application, the applicant fails to demonstrate that adequate capacity will be available at the adopted level standards established in the Margate Comprehensive Plan Policy 3.1.2.b. for surface water management, solid waste collection and disposal, potable water supply and distribution; and wastewater collection and disposal; since no Site Plan, Civil Engineering Plans, and/or study reports (e.g., drainage evaluation, potable water hydraulic analysis, sewer hydraulic report, analysis of existing lift stations impacted, evaluation of gravity sewer system, expected solid waste generation and methodology to address it, etc.) were submitted to address each one of the required disciplines.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.e to determine floor elevations of proposed development are at or above the minimum prescribed by the National Flood Insurance Program since no Site Plan or Civil Engineering Plans were submitted.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.f to demonstrate that safe, adequate access is provided from adjacent streets and within the development.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.g to determine that a surface water management system meeting or exceeding the design criteria of the South Florida Water Management District is provided by the proposed development since no Site Plan or engineering analysis was provided to demonstrate how the site will be drained and its impact on surrounding properties currently discharging into the existing lakes at Carolina.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.i to determine that the proposed development is consistent with the design criteria specified in the land development regulations of the City of Margate since no Site Plan, Civil Engineering Plans and/or study reports were submitted.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan address management of storm water retention taking into account the extend to which the golf course provides storm water retention for the surrounding developments and how this will be mitigated along with any additional storm water impacts created by the new development since no drainage plans, study, evaluation nor reports were submitted to substantiate the proposed development plan.

Ref. # 44, Planning, Andrew Pinney, 4/29/25 9:13 AM, Cycle 1, Info Only

Comment:

'Protect environment/open space' was a key issue identified by the public during the Margate 2.0 comprehensive plan update. As applicable to this golf course LUPA, one of the strategies for this key issue is:

"To the extent possible, repurpose golf courses to offer tracts of green space that will attract native wildlife, restore ecological functions and provide opportunities for members of the surrounding community to interact with nature."

Recommend creating pockets of hardwood hammocks along proposed pedestrian trail and new drainage lakes.

Ref. # 45, Planning, Andrew Pinney, 4/29/25 4:51 PM, Cycle 1, Unresolved

Comment:

The proposed R(14) land use designation for Pod C raises compatibility concerns. This proposal contemplates six-story mid-rise multifamily development. Adjacent residential properties were developed at a much lower intensity. Property abutting the south of Pod C is mostly single family detached dwellings, with some townhouse. Property abutting the north of Pod C is low-rise two and three story garden condominium and single family family detached dwellings.

COMPATIBILITY - means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Policy 1.2.2 The compatibility of existing and future land uses and the established character or predominantly developed areas shall be a primary consideration in the review and approval of amendments to the Future Land Use Plan in order to prevent incompatible uses. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance with existing land use patterns [BLUP 2.10.2, 2.10.3].

Policy 3.2.2 All proposed development, shall be compatible with adjacent land uses. Compatibility determination shall include consideration of factors such as, but not limited to, operational characteristics and intensity of use (ex: hours of business, indoor vs outdoor activities, traffic generation, etc.), noise, glare, odor and other externalities, and adequacy of buffering.

Resolve issues through the Development Agreement.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The applicant provided a description of how the proposed amendment is consistent with existing and planned future land uses in the area. The draft Development Agreement, submitted under the DA, application has been revised to provide additional commitments pertaining to development standards for the project to address compatibility.

Ref. # 46, Planning, Andrew Pinney, 4/29/25 5:53 PM, Cycle 1, Info Only

Comment: This land use plan amendment is located within Dashed Line Area "A" on Margate's Future Land Use Map. The maximum permitted development and approximate acreage of each Dashed Line Area are provided in Policy 1.2.6, Element I - Future Land Use, Volume 1. A policy amendment is required to approve this map amendment.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The the reeuest has been revised to also request a Comprehensive Plan Text Amendment to amend Policy 1.2.6 of Element 1 of the Margate Comprehensive Plan Future Land Use Element to revise the approximate acreages associated with each land use designation within Dashed Line Area "A" to reflect the acreages associated with the land use designations proposed with this application. The City's LUPA application form has also been revised to include this request and provided with this resubmittal.

Ref. # 62, Planning, Andrew Pinney, 5/6/25 5:50 PM, Cycle 1, Info Only

Comment: If relying on vested rights of this property, please follow the process described in Sec. 40.343 ULDC.