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Via Email: apinney@margatefl.com

June 1, 2026

Andrew Pinney, AICP, Senior Planner
Development Services Department
City of Margate,
901 NW 66th Avenue
Margate, FL 33063

RE: Request for Continuance of Carolina Club Applications

Rosemurgy Acquisitions, LLC (“Applicant”) is currently pending final City approval of a Land Use Plan Amendment (“LUPA”), Rezoning, and Development Agreement for the approximately 148.55-acre Carolina Golf Club property (“Property”), which is generally located on the south side of West Sample Road and west side of Rock Island Road in the City of Margate (“City”). The Property is identified by Broward County Property Appraiser folio numbers 4841 23 06 0040 and 4841 23 00 0020.

On November 5, 2025, the City Commission approved transmittal of the LUPA, and first reading of the Rezoning and Development Agreement in support of the Applicant’s plan to develop the Property with up to five hundred forty (540) townhouse units, up to thirty thousand (30,000) square feet of commercial uses, and approximately sixty five (65) net acres/sixty seven (67) gross acres of open space and recreational trails. On April 23, 2026, the Broward County Planning Council approved transmittal of the LUPA. Subsequently, on May 26, 2026, the Broward County Board of County Commissioners (“BCC”) approved transmittal of the LUPA. The LUPA has now been transmitted to the State for the statutorily required 30 day State review process. On June 9, 2026, the BCC is scheduled to approve publication of notice for adoption of the LUPA, followed by a final BCC adoption hearing on August 20, 2026.

While the LUPA continues through the process, the Applicant has been exploring plan changes to remove the commercial component from Pod A and replace it with either single family homes or townhomes, as well as the possibility of incorporating some single family

homes into Pods B and C. These potential changes necessitate modifications to the concept plan and related revisions to the pending Development Agreement.

It is Applicant's understanding that second reading of the Development Agreement is currently scheduled for consideration by the City Commission on June 17, 2026. Considering that County adoption of the LUPA is not scheduled until August 20, 2026, Applicant hereby requests the City Commission continue the second reading of the Development Agreement to September 2, 2026 and schedule adoption of the LUPA and second reading of the Rezoning for the same date. This will allow sufficient time to complete the County LUPA process and finalize the revised concept plan and updated Development Agreement accordingly. The Applicant would like to schedule a meeting with City staff the week of June 22nd to review and discuss the updated concept plan and proposed revisions to the Development Agreement.

Please do not hesitate to contact me directly at 561-405-3325 should you have any questions or need additional information to continue the pending applications to the September 2, 2026 City Commission meeting as requested. Thank you.

Sincerely,

Miskel Backman, LLP

A handwritten signature in blue ink, appearing to read "Scott Backman", with a long horizontal flourish extending to the right.

Scott E. Backman, Esq.