

From: [David N. Tolces](#)
To: [Christopher Gratz](#); [Elizabeth Taschereau](#); [Andrew Pinney](#)
Cc: [Cale Curtis](#); [Jennifer Johnson](#)
Subject: FW: Carolina Club
Date: Friday, October 31, 2025 4:14:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Re URGENT !! Carolina Club Environment Protection Department of Broward County Letter.msg](#)

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Liz: I would suggest including this email and the attached email in the Carolina Club Development Agreement agenda item. Thank you.

Any questions, please let me know.

David

DAVID N.

TOLCES

PARTNER



2255 Glades Road, Suite 200-E | Boca Raton, FL 33431

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From: Matthew Scott <Matthew.Scott@gmlaw.com>

Sent: Wednesday, October 29, 2025 12:23 PM

To: David N. Tolces <DTolces@wsh-law.com>; Cale Cutris - City Manager <ccurtis@margatefl.com>; Larry Vignola <lvignola@margatefl.com>

Subject: Fwd: Carolina Club

Good afternoon gentlemen,

Just fyi, please see below and attached. A lot of noise about this but as we said in our email earlier this week, the process we are pursuing is following the normal procedure as confirmed by the county EPD.

Thanks

Matthew Scott
Greenspoon Marder LLP
Partner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: 954-298-0285
Matthew.Scott@gmlaw.com

Begin forwarded message:

From: "Vanlandingham, David" <DVANLANDINGHAM@broward.org>
Date: October 29, 2025 at 10:00:22 AM EDT
To: hnelson <hnelson@bilzin.com>
Cc: Matthew Scott <Matthew.Scott@gmlaw.com>, "Singleton, David" <DSINGLETON@broward.org>
Subject: RE: Carolina Club

Good morning, Mr. Nelson,

Please see correspondence, attached, with Mr. Ron Kraft and Mr. John Demming regarding Carolina Golf. To my knowledge, we have not received any inquiries from the City.

Warm Regards,

David

DAVID VANLANDINGHAM, P.E., DIRECTOR

Public Works and Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

1 N University Dr, Mailbox 201 | Plantation, Florida 33324

Office: 954.519.1478

[https://link.edgepilot.com/s/b59bffe8/196-dH8koEC_lCyztJwVLw?
u=http://www.broward.org/ \[broward.org\]](https://link.edgepilot.com/s/b59bffe8/196-dH8koEC_lCyztJwVLw?u=http://www.broward.org/)

From: Howard Nelson <hnelson@bilzin.com>
Sent: Wednesday, October 29, 2025 9:52 AM
To: Vanlandingham, David <DVANLANDINGHAM@broward.org>
Cc: Matthew Scott <matthew.scott@gmlaw.com>
Subject: Carolina Club

Mr Vanlandingham-

My firm serves as environmental counsel for the proposed redevelopment of the Carolina Club golf course in Margate. The City Commission is scheduled to hold a hearing next week on the proposed Land Use Plan amendment and rezoning for the redevelopment of the site. Please advise if your department has received any recent inquiries regarding the environmental condition of the site or the current restrictions on the property

To the extent that any correspondence exists regarding the above, I'd appreciate a copy of said correspondence

Thanks advance for your attention to this matter

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From: ron.kraft@yahoo.com
To: [Singleton, David](#)
Cc: [Vanlandingham, David](#); [EPGMDCitizenInquires](#); jademming@bellsouth.net
Subject: Re: URGENT !! Carolina Club Environment Protection Department of Broward County Letter
Date: Monday, October 27, 2025 11:07:04 AM
Attachments: [image005.png](#)
[image004.png](#)

Hi David,

Thanks for the outline of the controls in place. I understand the county's position in the process.

Thanks,
Ron

On Monday, October 27, 2025 at 09:09:34 AM EDT, Singleton, David <dsingleton@broward.org> wrote:

Mr. Demming is correct that the attached Declaration of Restrictive Covenants (DRC), which is focused on arsenic contamination in and around the golf cart storage/maintenance garage building at the former Carolina Golf Club, details three types of restrictions (groundwater, soil, and land use). The DRC however, also includes language that allows the Declarant to modify these restrictions under certain circumstances with prior written approval from Broward County (EPD). In these instances, the Declarant must submit a plan to EPD for review and approval before any activity is initiated that may interfere with established controls or conflict with restrictions. Through this mechanism, any work that includes the movement of contaminated media can be overseen by the EPD to ensure that media is properly handled according to applicable state and county rules.

Please keep in mind that as County environmental regulators, we do not have influence over whether a specific development is permitted by a municipality; only that the development is conducted in a manner that does not cause harm to human health and the environment.

Thank you.



DAVID SINGLETON, P.G., ENVIRONMENTAL PROGRAM MANAGER

Public Works & Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201 | Plantation, Florida 33324-2038

Office: (954) 519-1429

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From: EPGMDCitizenInquires <EPGMDCitizenInquires@broward.org>
Sent: Thursday, October 23, 2025 4:40 PM
To: Singleton, David <DSINGLETON@broward.org>
Cc: Vanlandingham, David <DVANLANDINGHAM@broward.org>
Subject: FW: URGENT !! Carolina Club Environment Protection Department of Broward County Letter

Good afternoon David,

We received the below inquiry and attachment.

Thank you!



KAREN TORRES, CAPM, ADMINISTRATIVE OFFICER

Public Works and Environmental Services Department

ADMINISTRATION SECTION

115 S. Andrews Avenue, Room 329K | Fort Lauderdale, Florida 33301

954-519-1466 Office • 954-629-3821 Cell • 954-357-8655 FAX

[Broward.org/resilience](https://www.broward.org/resilience) | [broward.org](https://www.broward.org) | [Facebook](#) | [LinkedIn](#)



From: ron.kraft@yahoo.com <ron.kraft@yahoo.com>
Sent: Thursday, October 23, 2025 2:46 PM
To: EPGMDCitizenInquires <EPGMDCitizenInquires@broward.org>
Cc: JOHN A. DEMMING <jademming@bellsouth.net>
Subject: Fw: URGENT !! Carolina Club Environment Protection Department of Broward County Letter

Hello:

To whom it may concern, I am seeking guidance on how to obtain an intervention to block development on a Golf Course that Broward identified as contaminated. The email below was sent to our city commissioner board, and we have not received any response. The fear is that the city and the developer may be looking to bypass the 2008 restricted covenant. There has been no disclosure of the attached restriction during any meetings with the city or the developer thus far. Since this is filed with Broward County, is there any assistance we can get at the next Margate city rezoning meeting on November 5th?

Thanks,

Ron

----- Forwarded Message -----

To: truzzano@margatefl.com <truzzano@margatefl.com>; Joanne Simone <jsimone@margatefl.com>; aschwartz@margatefl.com <aschwartz@margatefl.com>; acaggiano@margatefl.com <acaggiano@margatefl.com>

Sent: Wednesday, October 22, 2025 at 10:26:11 AM EDT

Subject: URGENT !! Carolina Club Environment Protection Department of Broward County Lettet

All,

Attached please find a very shocking and disturbing Declaration of Restrictive Covenants Letter that was issued by the Broward County Environmental Protection Department (EPD).

This Restrictive Covenants EPD Letter directly refers to the "Contaminated Property" called the "Carolina Golf Club Maintenance Facility".

My Title Attorney found this EPD Declaration of Restrictive Covenants Letter recorded in Broward County Public Records. This EPD Letter lists all the Restrictions that are CURRENTLY in effect on this Contaminated Property in the Carolina Club. It clearly states that these Restrictions are in effect in "PERPETUITY unless otherwise modified in writing by Declarant AND the EPD".

My title attorney then did a deep dive to see if any such Modification was ever completed AND recorded in Broward County Public Records. The title search found NO modifying document so that clearly means this this original Declaration of Restrictive Covenants is STILL IN FORCE!!

This Declaration states several Restrictions that clearly shows the Contaminated Property is a RISK to Public Health Safety. The Letter plainly states in paragraph 2.4 that " NO contaminated soil shall be removed from the contaminated property". This is because removing the Contaminated Soil would cause the poisoning toxins to become airborne thru dust and dirt and cover the surrounding area. This toxic dust will undoubtedly expose everyone in the area to terrible health consequences.

THIS TOTALLY UNACCEPTABLE and cannot be allowed to happen!!

Other Restrictive Covenants listed in the EPD Letter are as follows:

- There shall be no withdrawal of groundwater from the Contaminated Property Paragraph 2.1
- The Contaminated Soil shall remain permanently covered and maintained with impermeable material such as existing asphalt Paragraph 2.2
- The Contaminated Soil shall permanently be covered with 2 feet of clean and uncontaminated soil Paragraph 2.3
- The Contaminated Property shall be used as Golf Course facility ONLY. NO RESIDENTIAL USES Paragraph 2.5

The Letter states many other things but the bottom line is that this Contaminated Property undoubtedly poses a terrible Public Health Risk to the entire community.

This proposed Rezoning request should absolutely be stopped!!

*** Please confirm receipt of this email and PDF attachment

Sincerely,

John A. Demming
(954) 242-8929 - Cell

7770 NW 29th Street

Margate, FL 33063

----- Forwarded Message -----

From: JOHN A DEMMING <jademming@bellsouth.net>

To: John Demming <jademming@bellsouth.net>

Sent: Saturday, October 11, 2025 at 04:51:24 PM EDT

Subject: Carolina Club EPA Letter 2008

https://lookaside.fbsbx.com/file/Declaration%20of%20Restrictive%20Covenant.pdf%20%285%29.pdf?token=AYJtrZlZESkEgkaKc0rFaiY-OVxudCF9jkeXUTH7g89MUkWs8ajokBmN6leZv7hHAEHrYlmb0ultjo9NHvaAaKIXCZrJfnJW5_EPHcl8whsilIA9Lgd-W1n_UPbab7Kelda_8eNsv7eGdwyoFlAVA9h1okN52xxQ998Pr1Kx9qyUQXQ-rMCCCA-tjBc6CZw6QsuaSVYIZafx492lzi1oZZdK-gPNCTKp6iVw0PZTIUreg

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