



Development Services Department

Carolina Club

LUPA & Rezoning

September 11, 2025



[illegible]

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





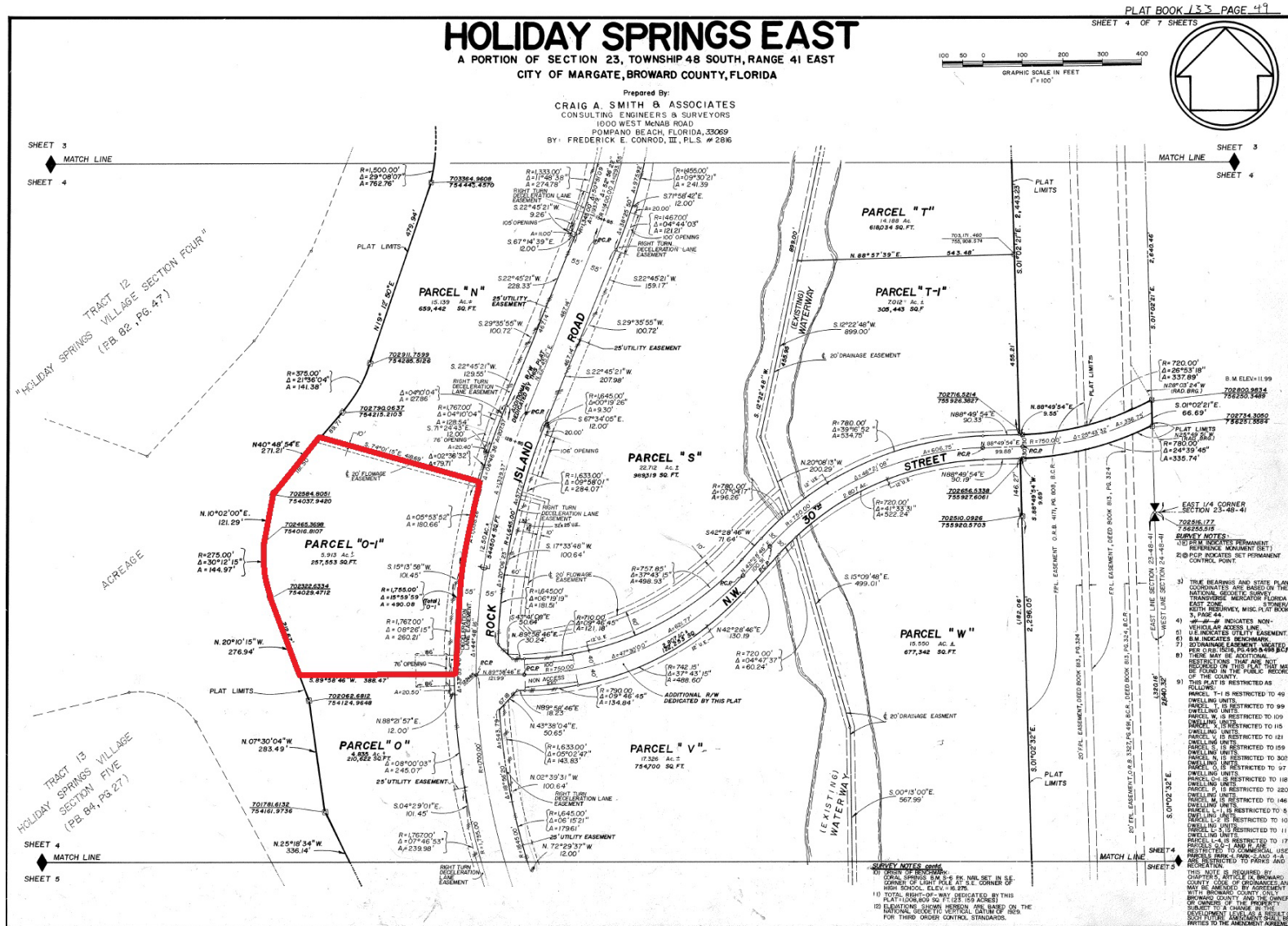
# Carolina Club



## History:

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





## History:

- *Parcel O-1 of  
HOLIDAY  
SPRINGS EAST  
(133-49)*
- *1988*
- *5.9 ac*
- *Remainder of  
Subject Property  
has not been  
platted*



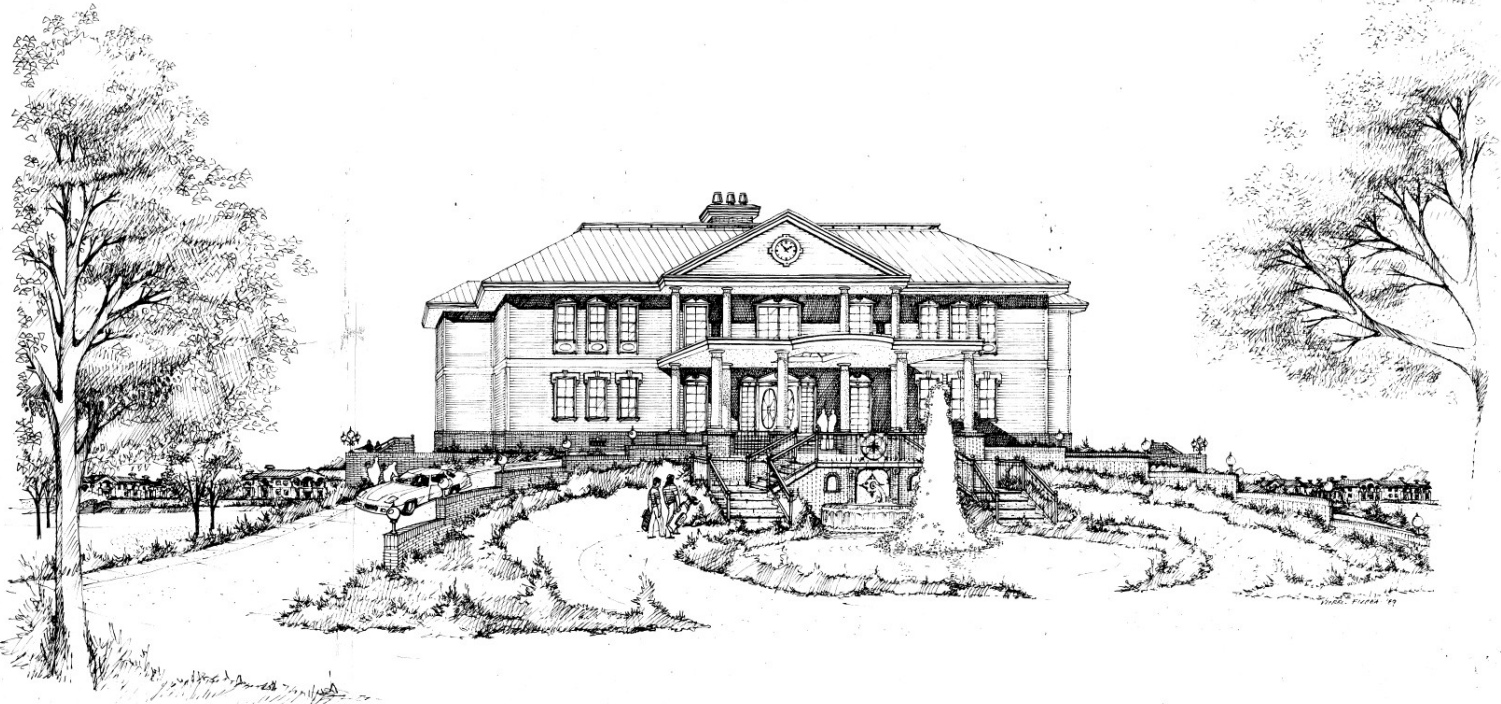


## CAROLINA CLUB

3011 ROCK ISLAND ROAD  
MARGATE, FLORIDA

## History:

- 1989 Golf Course redeveloped – Carolina Club



# Carolina Club

## History:

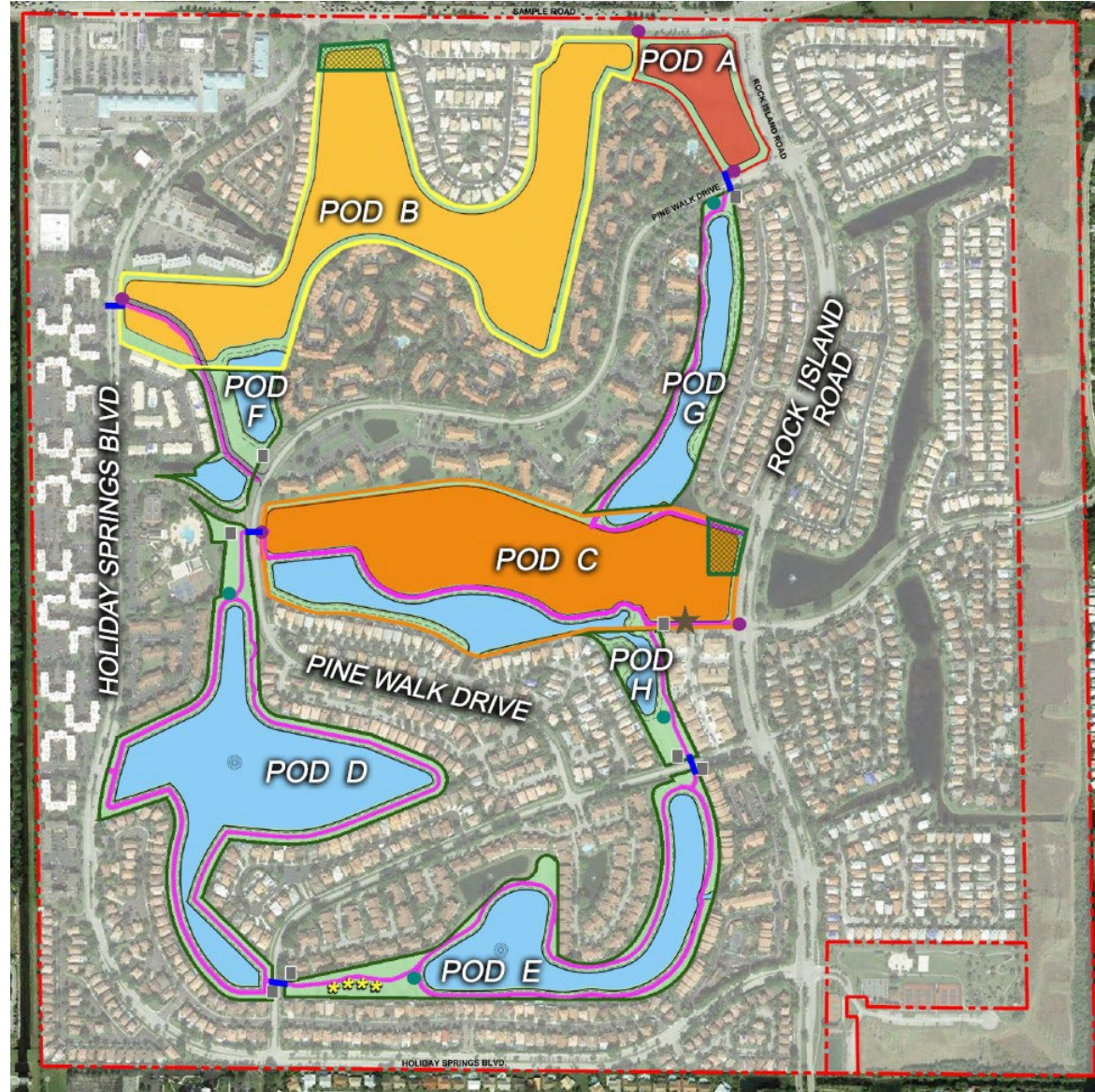
- *2022 Closed for business*





# Carolina Club – LUPA

## Concept:



## Proposal:

- 57,500 sqft Commercial: Pod A
- 377 Townhouses: Pod B
- 507 Midrise Apartments: Pod C
- 67 ac of Park/Drainage: Pods D-H





# Carolina Club – LUPA

## Map:

**From:**



**To:**

**Commercial  
Recreation**  
148.7 ac

**Commercial**  
7.6 ac

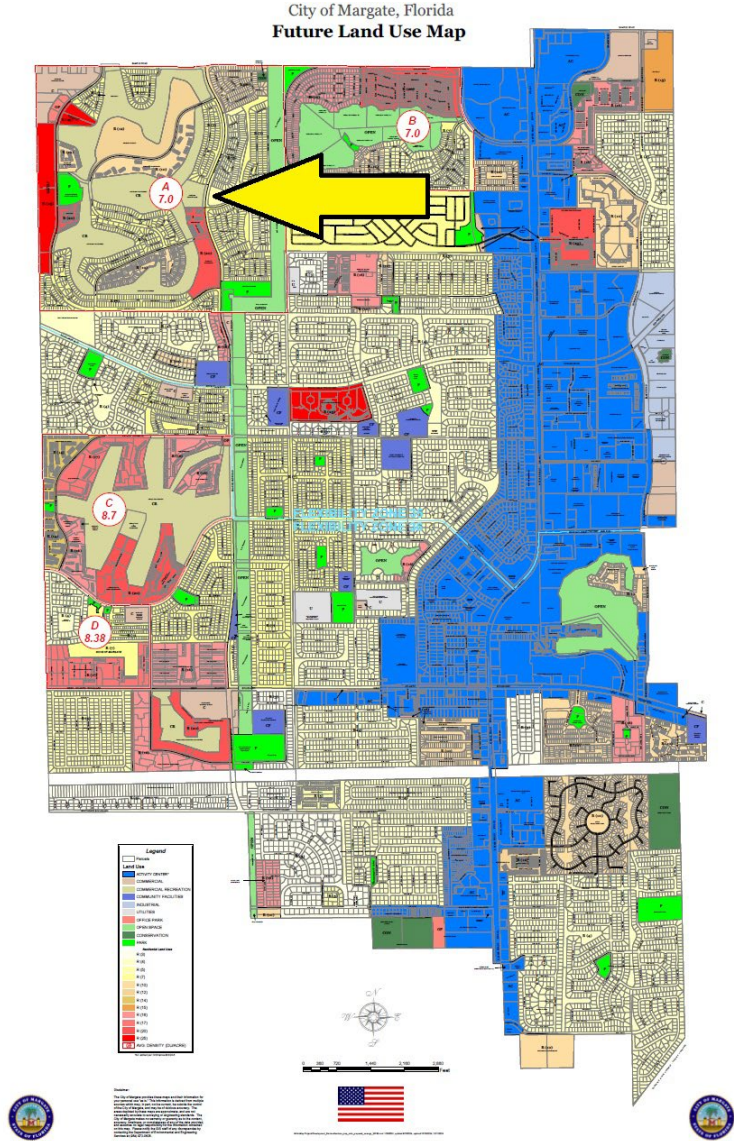
**R(10)  
Residential**  
37.9 ac

**R(14)  
Residential**  
36.2 ac

**Park**  
67 ac



# Carolina Club – LUPA



## Future Land Use Map: *(Current)*



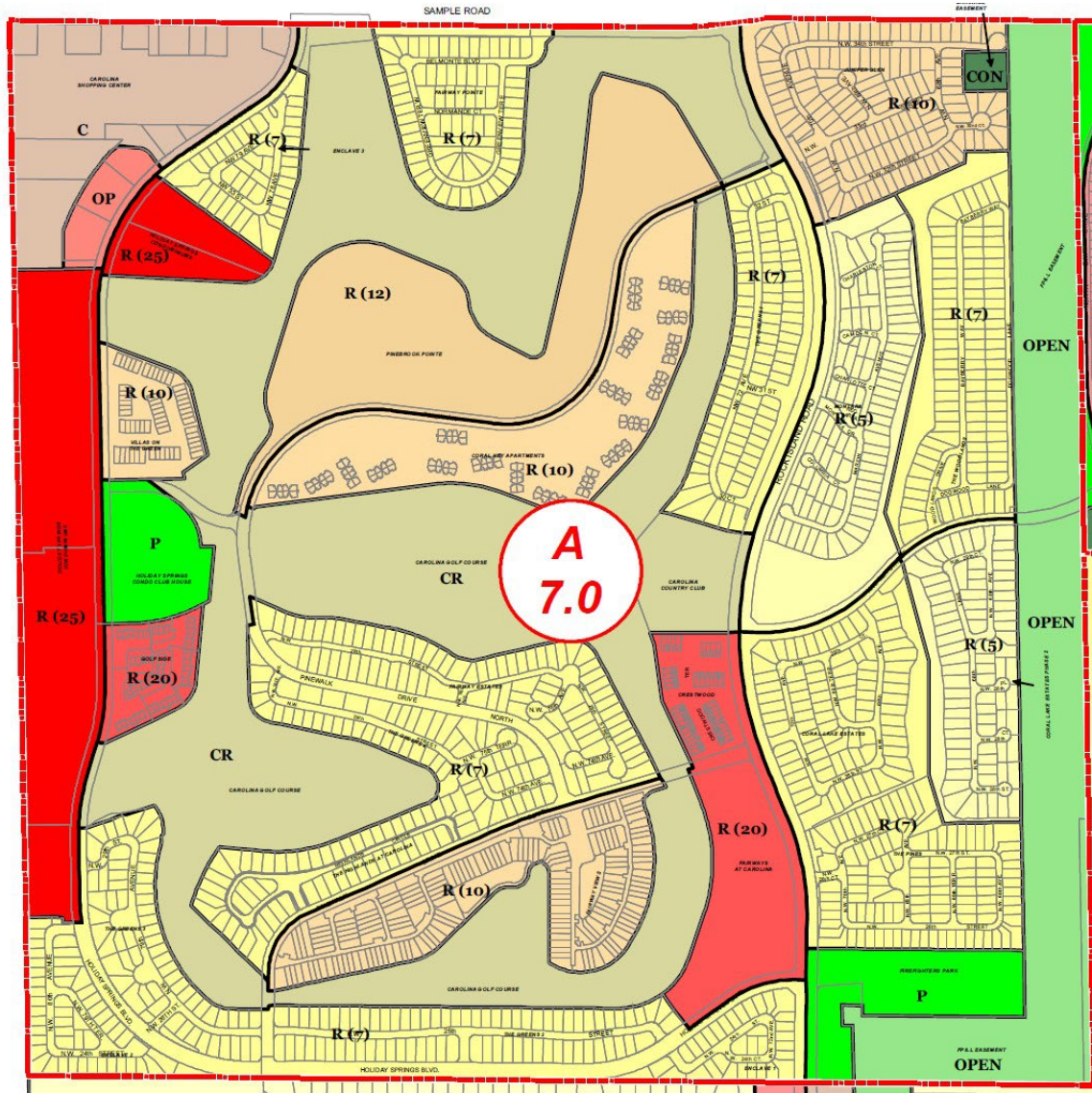


## **Dashed-Line Area:**

*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

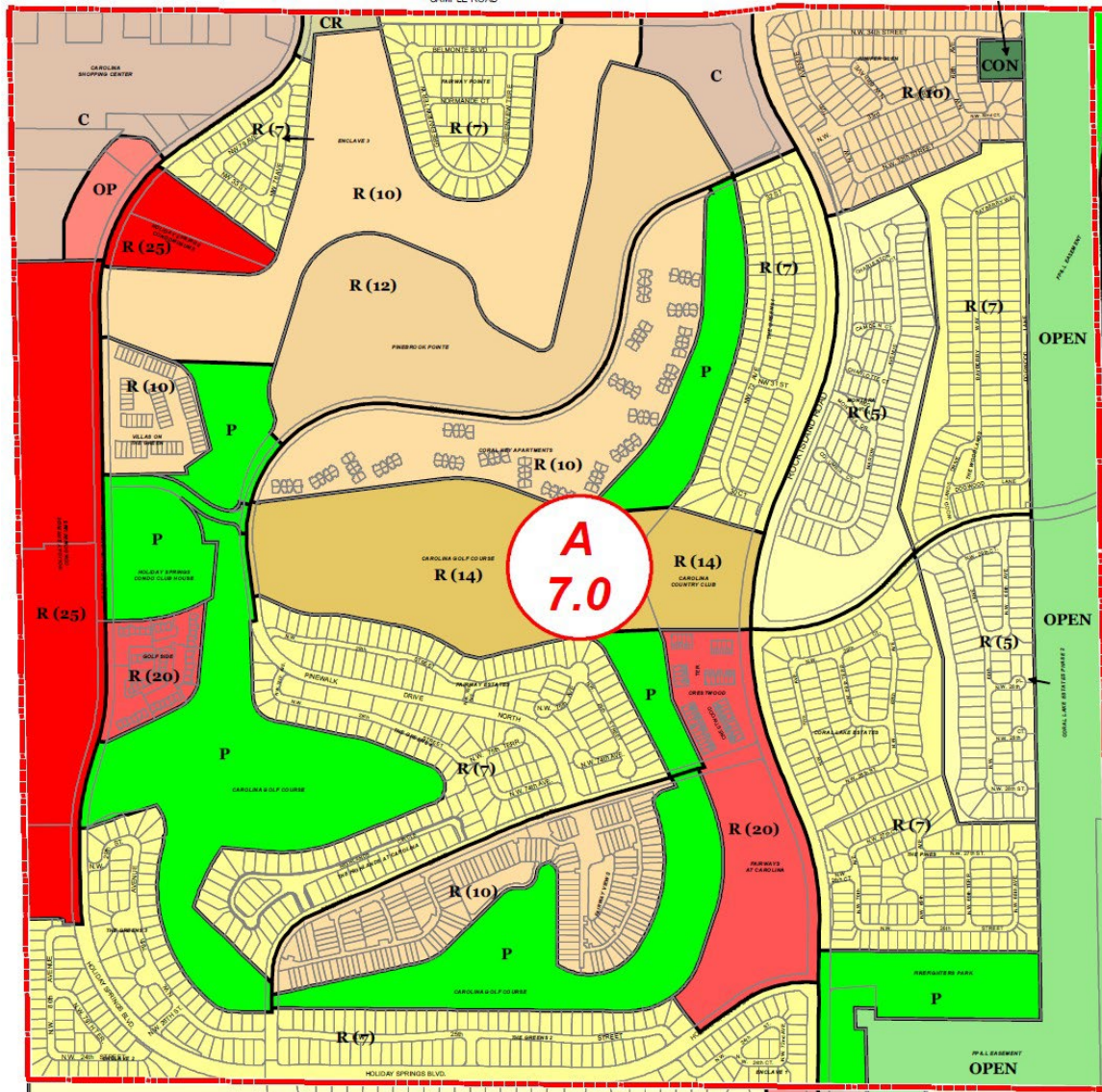
Current D.U. – 3,383

***1,070 D.U. available***





# Carolina Club – LUPA



## Proposed:

### Dashed Line Area A:

636.17 Acres

Average Density – 7.0

Max D.U. – 4,453

Proposed D.U. – 4,267

Permit up to 884 D.U. on  
Subject Property

***186 D.U. 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 are intensities are proposed.
- 3.2 Prior to adopting and 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.





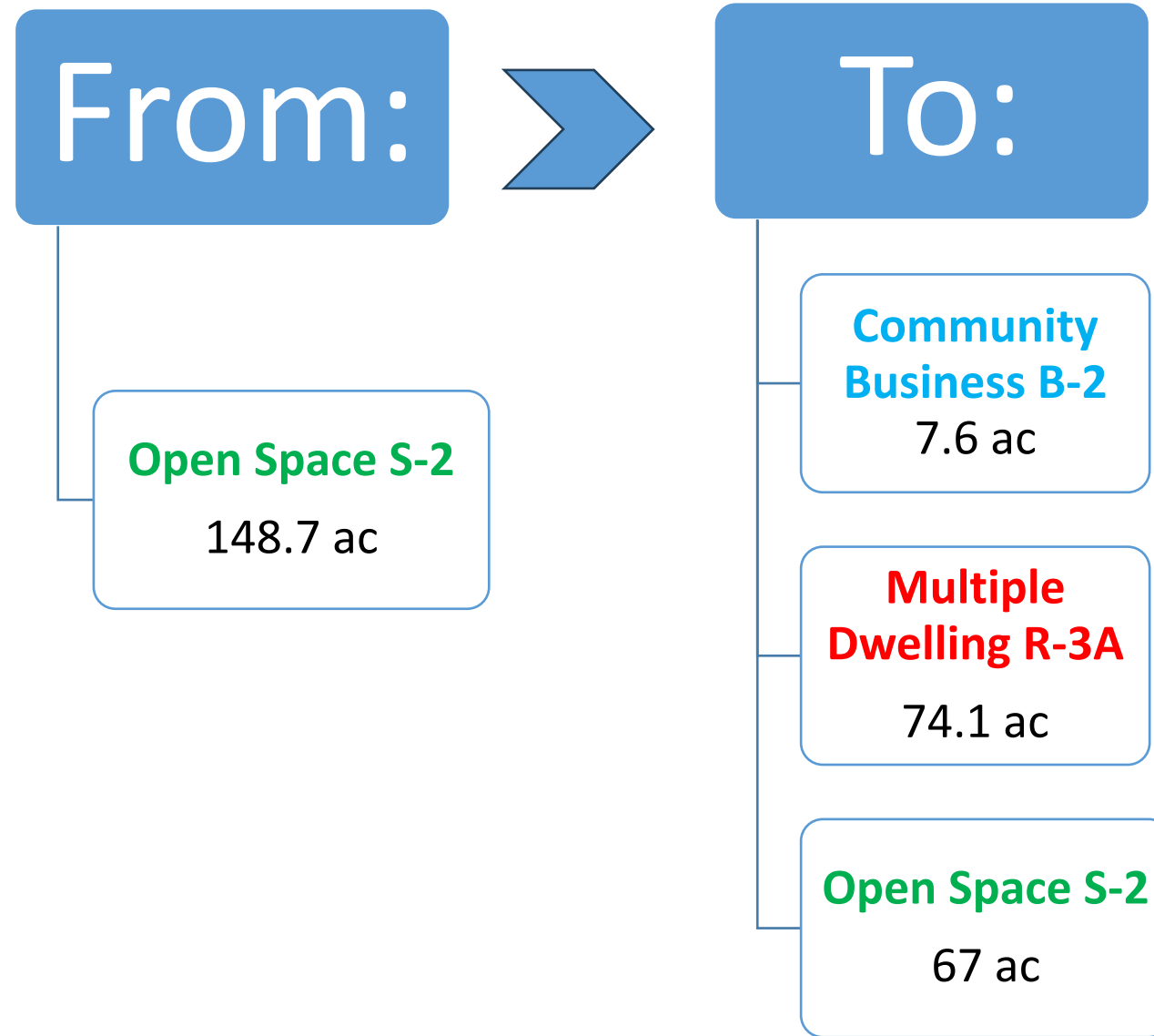
## LUPA Process:

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



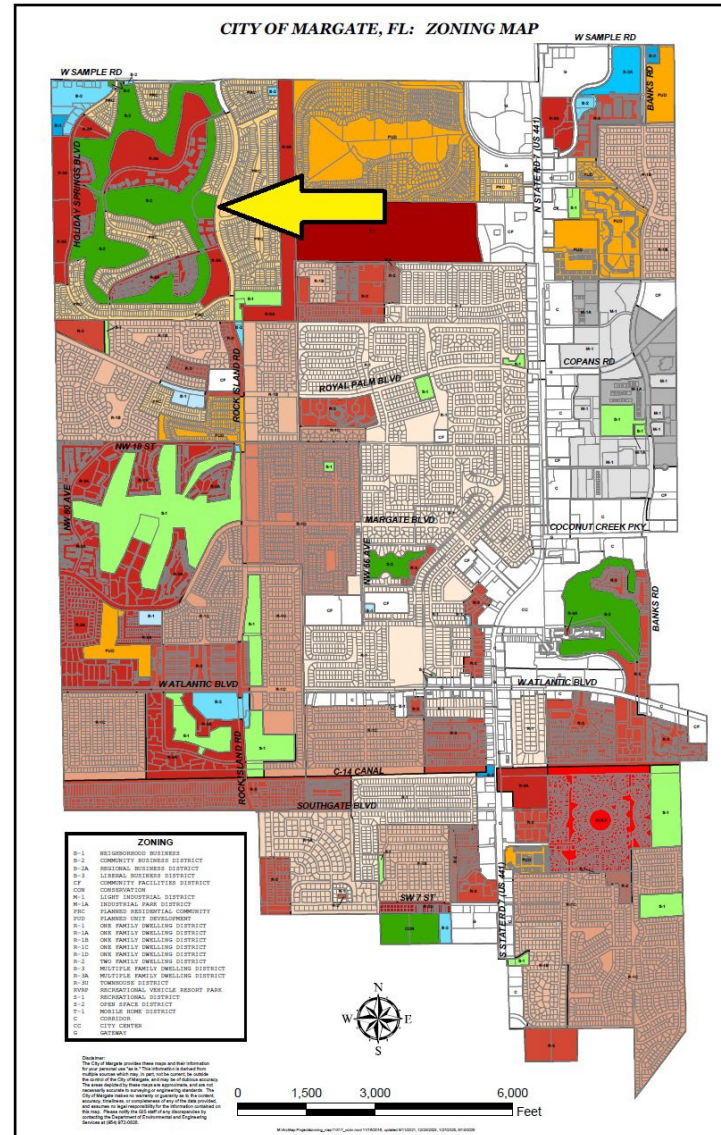
# Carolina Club – Rezone

Map:





## Carolina Club – Rezone



## Zoning Map:

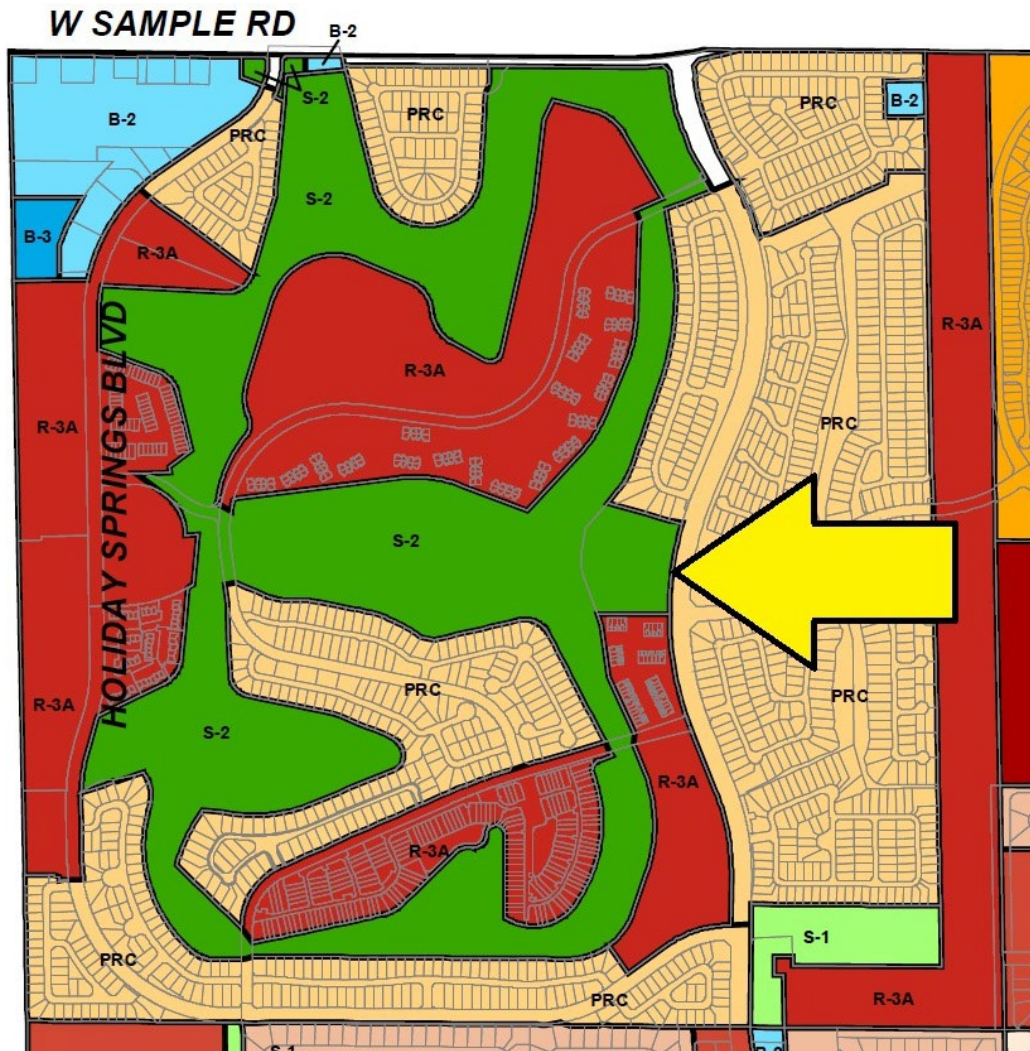
*(Current)*



# Carolina Club – Rezone

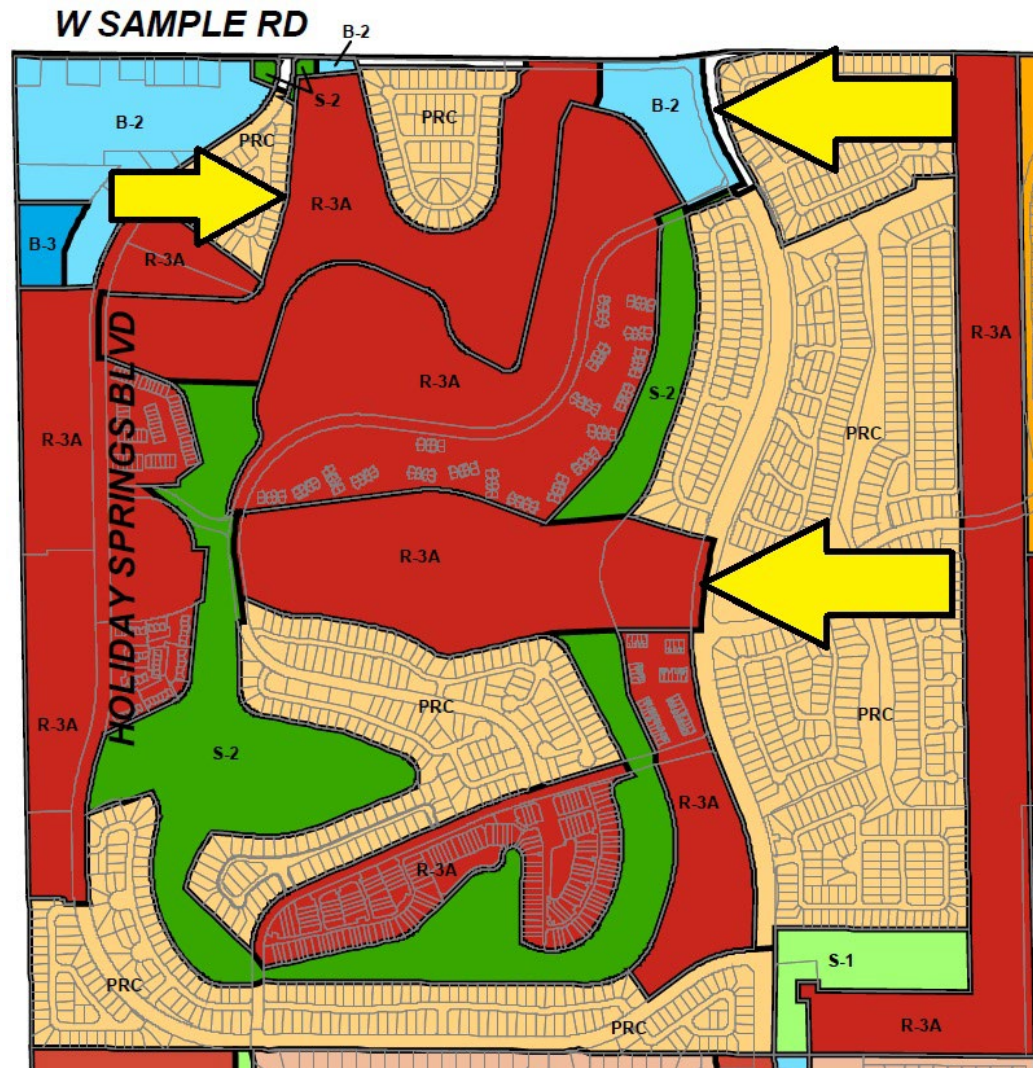
Current:

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*



## **Sec. 40.303 ULDC Criteria:**

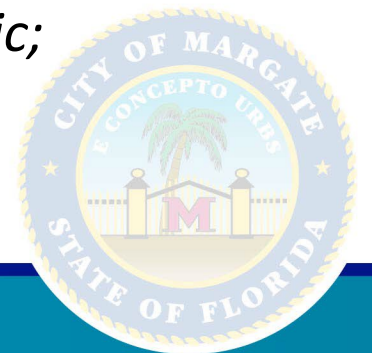
- a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;*
- b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;*
- c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;*
- d) The proposed change will adversely affect living conditions in the neighborhood;*





## **Sec. 40.303 ULDC Criteria:**

- e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;*
- f) The proposed change will adversely affect other property values;*
- g) The proposed change will be a deterrent to the improvement or development of other property in accordance with existing regulations;*
- h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;*



## **Sec. 40.303 ULDC Criteria:**

- i. There are substantial reasons why the property cannot be used in accord with existing zoning;*
- j. The proposed zoning designation is the most appropriate designation to enhance the City's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.*



## **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*



## **Development Review Committee:**

*Parks (DSD)* ✓

- *City currently has a surplus of park inventory*
- *Applicant to dedicate land for new public recreation facilities*





## **Development Review Committee:**

- *Parks LOS – Broward Standards*
- *3 acre/1,000 residents*
- *Criteria Update 2024 & PFAM*



## Parks LOS:

- *2024 Recertification*
- *64,163 (2050 pop) → 192.5 acres required*
- *294.59 acres provided*



## Parks LOS:

- *(2) 18-hole and (1) 9-hole golf courses*
- *Total Golf Course Acreage = 279.33*
- *25% of 192.5 acres = 48.12 acres Credited for LOS  
(Golf)*



# Carolina Club – LUPA

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## Parks LOS:

- $279.33 - 146 = 133.33 \text{ ac}$
- $50\% \text{ of } 133.33 = 66.665 \text{ ac}$
- $66.665 \text{ ac} > 48.12 \text{ ac}$
- ***\*Redevelopment of Carolina Club will not reduce the golf course Park LOS credit***





## 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 on hold*
- *No Burring Owls ✓*



***5/13/25 – DRC RECOMMENDED RESUBMITTAL***

***8/26/25 – DRC RECOMMENDED RESUBMITTAL***

