



REZONING APPLICATION

Subject Property Address: 3011 N Rock Island Road, Margate, FL 33063-7822

Subject Folio Number(s): 4841 23 00 0020; 4841 23 06 0040

Description of Request:

A request to Rezone 81.526 gross acres of the former Carolina Country Club from the Open Space (S-2) District to the Community Business (B-2) District (7.497 ac), and to the Multiple Family Dwelling (R-3A) District (74.029 ac).

AUTHORIZED AGENT INFORMATION

Name: Greenspoon Marder LLP, c/o Matthew H. Scott

Address: 200 East Broward Boulevard, Ft. Lauderdale, FL 33301

Phone Number: 954-333-4372

Email Address: Matthew.Scott@gmlaw.com

APPLICANT INFORMATION (IF DIFFERENT THAN THE PROPERTY OWNER)

Name: Rosemurgy Acquisitions, LLC c/o Alexander S. Rosemurgy II

Address: 1801 South Federal Highway, Boca Raton, FL 33432

Phone Number: 561-299-3305

Email Address: arosemurgy@rpfla.com

PROPERTY OWNER INFORMATION

Name: J&D Golf Properties, LLC, c/o Celestino Avila

Address: 3011 N Rock Island Road, Margate, FL

Phone Number: 954-752-5847

Email Address: cdavila17@aol.com



OWNER'S AUTHORIZATION AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at

3011 N Rock Island Road, Margate, FL 33063-7822

being the subject property for this Rezoning application, and I hereby grant authorization to Rosemurgy Acquisitions, LLC to file an application with the City of Margate for approval of the same.

Celestino Avila on behalf of J&D Golf Properties, LLC
Print owner's or authorized signatory name

Celestino Avila
Signature of owner or authorized signatory

Owner/Agent Phone Number: 954-752-5847 Email Address: cdavila@aol.com

Owner/Agent Address: 3011 N Rock Island Road, Margate, FL 33063

STATE OF FLORIDA COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2024 (year), by Celestino Avila (print name of person making statement).

Roxana Sierra
(Signature of Notary Public - State of Florida)
ROXANA SIERRA
Notary Public - State of Florida
Commission # HH 425801
My Comm. Expires Jul 25, 2027

(Print, Type, or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: FLDL A140-100-43-217-0
Exp: 06/17/2027



PUBLIC HEARING SIGN AGREEMENT

Subject Property Address: 3011 N Rock Island Road, Margate, FL 33063-7822

Subject Folio Number(s): 4841 23 00 0020; 4841 23 06 0040

Pursuant to the requirements set forth in §40.310 of the Code of the City of Margate, Florida, the applicants(s) for the public hearing for the application described above do(es) hereby agree that failure to remove the sign(s) within two (2) business days following a final determination in the matter will result in the forfeiture of the \$150 collected by the City of Margate.

Alexander S. Rosemurgy
Print applicant's name

Alexander Rosemurgy
Signature of applicant

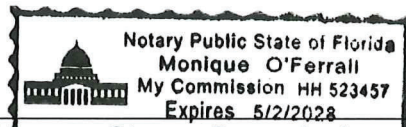
MGRM
Print applicant's title

Rosemurgy Acquisitions, LLC
Print applicant's organization/company

STATE OF FLORIDA COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6 day of December, 2024 (year), by Alexander Rosemurgy (print name of person making statement).

M. O'Ferrall
(Signature of Notary Public - State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____



Site Address	3011 N ROCK ISLAND ROAD, MARGATE FL 33063-7822	ID #	4841 23 06 0040
Property Owner	J & D GOLF PROPERTIES LLC	Millage	1212
Mailing Address	3011 N ROCK ISLAND ROAD MARGATE FL 33063-7822	Use	07-02
Abbr Legal Description	HOLIDAY SPRINGS EAST 133-49 B PARCEL "O-1"		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$515,180	\$1,319,610	\$1,834,790	\$1,708,300	
2023	\$515,180	\$1,319,610	\$1,834,790	\$1,553,000	\$36,068.42
2022	\$515,180	\$1,198,980	\$1,714,160	\$1,411,820	\$32,595.55

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,834,790	\$1,834,790	\$1,834,790	\$1,834,790
Portability	0	0	0	0
Assessed/SOH	\$1,708,300	\$1,834,790	\$1,708,300	\$1,708,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,708,300	\$1,834,790	\$1,708,300	\$1,708,300

Sales History

Date	Type	Price	Book/Page or CIN
11/20/2002	SW*	\$5,320,000	34163 / 1212
9/23/1999	SW*	\$7,200,000	29897 / 808
11/1/1988	WD	\$115,800	15948 / 986

Land Calculations

Price	Factor	Type
\$2.00	257,589	SF
Adj. Bldg. S.F. (Card, Sketch)		37003
Eff./Act. Year Built: 1993/1992		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



Site Address	3011 N ROCK ISLAND ROAD, MARGATE FL 33063	ID #	4841 23 00 0020
Property Owner	J & D GOLF PROPERTIES LLC	Millage	1212
Mailing Address	3011 N ROCK ISLAND ROAD MARGATE FL 33063-7822	Use	07-02
Abbr Legal Description	23-48-41 THAT PORTION K/A CAROLINA GOLF COURSE		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$11,978,990	\$258,140	\$12,237,130	\$2,712,570				
2023	\$11,978,990	\$258,140	\$12,237,130	\$2,465,980	\$118,954.25			
2022	\$11,978,990	\$228,480	\$12,207,470	\$2,241,800	\$109,983.22			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$12,237,130	\$12,237,130	\$12,237,130	\$12,237,130				
Portability	0	0	0	0				
Assessed/SOH	\$2,712,570	\$12,237,130	\$2,712,570	\$2,712,570				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$2,712,570	\$12,237,130	\$2,712,570	\$2,712,570				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
11/20/2002	SW*	\$5,320,000	34163 / 1212	\$2.00	5,989,495	SF		
9/23/1999	SW*	\$7,200,000	29897 / 808					
11/1/1988	WD		15948 / 990					
				Adj. Bldg. S.F. (Card, Sketch)			8421	
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

J & D GOLF PROPERTIES, LLC

Filing Information

Document Number	L02000023716
FEI/EIN Number	75-3083609
Date Filed	09/12/2002
Effective Date	09/12/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/28/2022

Principal Address

3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Changed: 10/29/2003

Mailing Address

3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Changed: 10/29/2003

Registered Agent Name & Address

BOYLE, CONRAD J.
C/O MOMBACH, BOYLE, HARDIN & SIMMONS, P.A.
100 N.E. THIRD AVENUE
SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/06/2016

Address Changed: 04/06/2016

Authorized Person(s) Detail

Name & Address

Title MGR

AVILA, CELESTINO
3011 ROCK ISLAND ROAD
MARGATE, FL 33063

Annual Reports

Report Year	Filed Date
2021	03/09/2021
2022	10/28/2022
2023	04/19/2023

Document Images

04/19/2023 -- ANNUAL REPORT	View image in PDF format
10/28/2022 -- REINSTATEMENT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/06/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
10/01/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
06/28/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- REINSTATEMENT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format
06/14/2006 -- ANNUAL REPORT	View image in PDF format
01/14/2005 -- ANNUAL REPORT	View image in PDF format
06/16/2004 -- ANNUAL REPORT	View image in PDF format
10/29/2003 -- REINSTATEMENT	View image in PDF format
09/12/2002 -- Florida Limited Liability	View image in PDF format