

Carolina Club
City of Margate
Broward County, Florida

Application for:
Rezoning

Submitted:
June 2024 to the City of Margate
October 2024 to City of Margate
March 2025 to the City of Margate
July 2025 to the City of Margate

On Behalf Of:
Rosemurgy Acquisitions, LLC

Applicant

Applicant

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REZONING REQUEST SUMMARY

The applicant, Rosemurgy Acquisitions, LLC, with authorization from J&D Golf Properties, LLC, owner of the property, is requesting a rezoning of approximately 81.526 gross acres (“Rezoning Sites”) within a portion of the property formerly known as “Carolina Golf Club,” located in the municipal limits of the City of Margate (“City”). The Rezoning Sites are identified as folio number 4841 23 06 0040 and a portion of folio number 4841 23 00 0020, and are located on the south side of West Sample Road, west of Rock Island Road, and east and north of Holiday Springs Boulevard. An aerial location map of the Carolina Club with the location of the Rezoning Sites identified is attached as **Exhibit A**.

The Rezoning Sites, known herein as Pods A, B and C, are identified on the Conceptual Master Plan attached as **Exhibit B**. The applicant is requesting a rezoning of the Rezoning Sites from their current zoning designation of S-2 (Open Space) to zoning designations of Community Business District (B-2) on Pod A (7.497 gross acres), and Multiple Family Dwelling District (R3-A) on Pods B and C (74.029 gross acres). A map illustrating the existing and proposed zoning designation for the Rezoning Sites and the existing zoning designations of the surrounding properties is attached as **Exhibit C**. A chart summarizing the applicant’s rezoning request is provided below:

REZONING REQUEST				
Pod	Net Acreage	Gross Acreage	Current Zoning	Proposed Zoning
Pod A	5.75 +/- ac.	7.497 +/- ac.	Open Space District (S-2)	Community Business District (B-2)
Pod B	37.12 +/- ac.	37.795 +/- ac.	Open Space District (S-2)	Multiple Family Dwelling District (R-3A)
Pod C	35.307 +/- ac.	36.234 +/- ac.	Open Space District (S-2)	Multiple Family Dwelling District (R-3A)
TOTAL AC.	78.111 AC.	81.526 AC.		

The applicant proposes to redevelop the shuttered Carolina Golf Club with a mix of residential, commercial, and open space uses. The redevelopment of the permanently closed golf course will revitalize the area with new residential uses, will allow for appropriately located neighborhood serving commercial uses, and will provide community serving open space.

As depicted on the attached Conceptual Master Plan attached as **Exhibit B**, the applicant is proposing up to 57,500 square feet of commercial uses, as permitted in the B-2 zoning designation, on Pod A. It is the applicant’s intent that the Pod serve as a commercial node for the surrounding communities. The applicant is proposing to develop Pod B with up to 377 fee-simple, two-story, 3+ bedroom townhomes. The applicant proposes to develop Pod C with midrise apartment buildings with up to 507 units. The residential developments in Pods B and C will introduce a new attainable housing option for young families, young professionals, and

seniors and will provide for investment into the shuttered property. The residential developments will be gated and will development appropriate amenities for the use and enjoyment of the residents of Pods B and C. As depicted on **Exhibit C** (Zoning Map), the zoning categories proposed for Pods A, B and C are compatible with the existing zoning designations the surrounding Carolina Club. The proposed zoning designation of Community Business District (B-2) on Pod A is consistent with the zoning designation of the commercial node in the northwest corner of the Carolina Club. The proposed zoning category of Multiple Family Dwelling District (R-3A) on Pods B and C is consistent with the designation of a several residential developments within the Carolina Club, specifically, it is consistent with the designation of the properties abutting Pod B to the south and west and of the properties abutting Pod C to the north and a portion of the properties abutting Pod C to the south.

As depicted on the Conceptual Master Plan (**Exhibit B**), the applicant proposes that Pods D, E, F, G and H remain as community serving open space, which is a permitted use in the S-2 zoning district, and as such a Rezoning is not required on Pods D through H. The applicant proposes to dedicate Pods D through H as open space to the benefit of the City and to develop the Pods with approximately 45 acres of new lakes, approximately three (3) miles of 8-foot-wide asphalt recreation trails, a minimum of four (4) pocket parks, and an exercise station with a minimum of four (4) pieces of equipment. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. An additional approximately third of a mile of 8-foot-wide asphalt recreational trail is provided in Pod f and Pod C. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. The recreational trail will be located adjacent to the lakes providing for panoramic vistas. The lakes' littoral shelves and littoral plantings will enhance the aesthetic appeal of the lakes and will support native plants and aquatic life. The recreational trail has been designed to tie into the existing sidewalk network within the Carolina Club, and a public parking lot with a minimum of 10 vehicular spaces will be provided at one of the trail heads, as illustrated on the Pedestrian Connectivity Plan attached as **Exhibit B.1**. The public parking lot and the community serving open space will be maintained by the applicant, or an entity formed by the applicant. The applicant intends to provide a deed restriction to the benefit of the County and City that limits Pods D through H from any future development with residential or commercial use. A chart summarizing the parcels that will retain their current S-2 zoning designation is provided below:

PODS <u>NOT</u> SUBJECT TO REZONING REQUEST				
Pod	Net Acreage	Gross Acreage	Current Zoning	Proposed Zoning
Pod D	29.28 +/- ac.	30.07 +/- ac.	Open Space District (S-2)	No Change
Pod E	18.574 +/- ac.	18.715 +/- ac.	Open Space District (S-2)	No Change
Pod F	5.124 +/- ac.	5.689 +/- ac.	Open Space District (S-2)	No Change
Pod G	8.785 +/- ac.	8.87 +/- ac.	Open Space District (S-2)	No Change
Pod H	3.566 +/- ac.	3.682 +/- ac.	Open Space District (S-2)	No Change
TOTAL AC.	65.329 AC	67.026 AC.		

A survey that includes all the Pods, Pods A through H, is attached as **Exhibit D**.

Concurrent with the Rezoning application, the applicant is requesting a Land Use Plan Amendment and Comprehensive Plan Text Amendment with the City to amend the Pods A through H from a City designation of Commercial Recreation within a 7.0 Dashed-Line Area (148.552 gross acres), to City land use designations of: Commercial within a 7.0 Dashed-Line Area (Pod A - 7.497 gross acres); Residential (10) within a 7.0 Dashed-Line Area (Pod B - 37.795 gross acres); Residential (14) within a 7.0 Dashed-Line Area (Pod C - 36.234 gross acres); and Park within a 7.0 Dashed-Line Area (Pods D through H - 67.026 gross acres). A map identifying the City's current land use designations of the Amendment Sites and surrounding properties, along with the proposed designations of the Amendment Sites, is attached as **Exhibit E**.

The applicant intends to file a subsequent Land Use Plan Amendment with the County on 81.526 gross acres to amend the County land use designations from Recreation & Open Space within a 7.0 Dashed-Line Area and Commercial Recreation, to County Land Use designations of Commerce, within a 7.0 Dashed-Line Area (Pod A - 7.487 gross acres), and Irregular Residential within a 7.0 Dashed-Line Area (Pods B and C - 74.029 gross acres). A County Land Use Map Amendment is not required for Pods D through H as it is already designated Recreation and Open Space, which allows for the use of the property as community serving open space. This addition of this community serving open space will bring the City's Open Space Level of Service Standard to an anticipated surplus of 132.31 acres in 2050. A map identifying the County's current land use designations of the Amendment Sites and surrounding properties, along with the proposed designations of the Amendment Sites, is attached as **Exhibit F**.

In summary, the approval of these requests will allow for the development of new quality neighborhoods and will protect the existing Carolina Club community from future decline. Additionally, the redevelopment of the golf course will allow the applicant to dedicate acres 65.329 net acres to the City as open space and to develop it with approximately 45 acres of new lakes, approximately three (3) miles of 8-foot-wide asphalt recreation trails, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) pieces of equipment, and a public parking lot at one of the trail heads. The proposal will also provide an increased tax base to the City and County and new housing stock to accommodate the anticipated growth in population. As such, the proposal will benefit the entire Carolina Club community as well as the City of Margate and Broward County.

REZONING SUBMITTAL MATERIALS

The applicant's submittal includes a completed copy of the City's Land Use Plan Amendment Application Form, Proof of Ownership, an executed Owner's Authorization Affidavit, an executed Public Hearing Sign Agreement, as well as this Rezoning Narrative and referenced Exhibits.

REZONING DETAILS

Existing Zoning Category

Per the City of Margate's Zoning Map, the Rezoning Sites have a current zoning designation of S-2 – Open Space. Section 40.542 of the City's Code of Ordinances, as adopted in November 2023 as Ordinance No. 2023-9, provides land development regulations for the Open Space (S-2) Zoning District, which states, "The S-2 open space district is intended to preserve areas designated or used for active or passive recreation and to preserve areas designated or used for active or passive recreational needs of the people and to preserve open space." Further the section states, "No building or structure or part thereof shall be erected, altered or used, or land or water used, in whole or in part, for other than one (1) or more of the following specified uses:

1. Boat ramp.
2. Bridle, foot or bicycle path.
3. Open land areas or commons.
4. Open water areas.
5. Picnic area.
6. Country clubs and similar uses may be operated as an accessory use to a golf course in a structure that does not exceed 1% of the net land area of the property.
7. Golf course (18 hole, 9 hole, par 3 course, pitch and putt, executive, etc.), excluding miniature golf course.
8. Municipal structures intended to provide for the health, safety, and welfare of the community.
9. Accessory uses or structures to uses permitted in this section.
10. Places of assembly, subject to the requirements of section 40.619 of this Code. Such use shall not exceed 1% of the net land area of the property.

Pods A through H previously contained a semi-private pay-to-play 18-hole golf course, a golf services building with a pool and snack bar, and a clubhouse building with a pro-shop, lockers, and meeting rooms, as well as McDivots restaurant and substantial banquet facilities, both of which are open to the public. The applicant's proposed use of Pods D through H as community serving open space with recreational trails, lakes, pocket parks, and exercise equipment is consistent with the uses permitted in the S-2 District and as such the applicant is not proposing a rezoning of these Pods. The code also stipulates uses that are prohibited in the S-2 District, including, but not limited to, business and commercial uses as a principal use, industrial or manufacturing use or any residential use. As further evidence of the applicant's commitment to develop and maintain Pods D through H as community serving open space the applicant intends to record a deed restriction to the benefit of the City and County that prohibits the property for any future commercial or residential use.

Proposed Zoning Categories

- B-2 Community Business District

Section 40.541 of the City's Code of Ordinances, as adopted in November 2023 as Ordinance No. 2023-9, provides land development regulations for the Community Business (B-2) Zoning District. The Code states that the district is, "intended to provide a full range of office, retail and service uses. The location of this district may be along major or minor arterials in close proximity to residential districts. The permitted uses are relatively free of objectional influences in their operation and appearance and exclude heavy commercial uses."

The applicant's proposed use of Pod A with neighborhood serving uses is consistent with the intent of the B-2 District. Pod A is located adjacent to Sample Road and Rock Island Road, which are designated arterial roads with 200' and 110' of right-of-way, respectively, on the Broward County Trafficways Plan. The proposed commercial node is in close proximity to the existing and proposed residential uses and can be accessed by the extensive existing sidewalk system and via the proposed recreational trail. As noted on the Surrounding Use Map attached as **Exhibit G**, the commercial node is immediately adjacent to the proposed townhome development in Pod B and immediately adjacent to existing apartment development. The land development regulations for the B-2 district ensure appropriate building height, setbacks and buffering to these residential uses.

- R-3A Multiple Family Dwelling District

Section 40.513 of the City's Code of Ordinances, as adopted in November 2023 as Ordinance No. 2023-9, provides land development regulations for the Multiple Family Dwelling (R-3A) Zoning District. The Code states that the district is, "intended for those parcels which have been designated as residential, with a density no greater than 25 dwelling units per acre, by the Future Land Use Element of the Margate Comprehensive Plan." The R-3A district allows for single-family, two-family, and multifamily dwelling units. The applicant's intended development of the Rezoning Site with townhomes and mid-rise apartment development is consistent with the district's intended use. The Conceptual Master Plan was carefully designed to locate a single-family townhome product on Pod B to provide for a transition between the single-family one-story detached homes to the north of Pod B, to the two-story apartment buildings to the south of Pod B, and was carefully designed to locate the midrise apartment building product on in the northern portion of the Pod C where it is adjacent to two-story condominium buildings, and to provide an expansive lake between the midrise buildings and the single-family detached homes to the south of Pod C. The land development regulations for the R-3A district, as well as the Townhouse supplementary regulations found in Section 40.712, ensure appropriate building height, site layout, setbacks, and buffering.

CONCURRENCY

The applicant's proposal to develop 57,500 square feet of commercial uses and up to 884 residential units on select portions of the former golf course will allow for an infill development on land that would otherwise be underutilized. The proposed development has access to existing infrastructure such as water, sewer, drainage, and power lines thereby reducing land development costs and deterring urban sprawl.

Section 40.342 Application Requirements for Concurrency Determination, of the City's Land Development Code that was adopted in 2023 as Ordinance No. 2023-9, requires that the applicant demonstrate compliance with concurrency standards for any application for a development permit. The concurrency standards are provided below, with the responses provided in bold.

- (A) Project description: Applicant, location, land use and zoning, density or intensity, project phasing or other pertinent information as determined by staff to properly review the application.

Applicant:

**Mr. Alexander S. Rosemurgy II
Chief Executive Officer
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Phone: (561) 299-3305
Email: arosemurgy@rpfla.com**

Location:

81.526 gross acres/78.177 net acres within a portion of the property formerly known as "Carolina Golf Club," located in the municipal limits of the City of Margate ("City"). The parcel subject to this rezoning request are identified as folio number 4841 23 06 0040 and a portion of folio number 4841 23 00 0020, and are located on the south side of West Sample Road, west of Rock Island Road, and east and north of Holiday Springs Boulevard.

Land Use & Zoning:

The 81.526 gross acres/78.177 net acres subject to this rezoning request have a current zoning designation of Open Space (S-2). The applicant is requesting a rezoning from the current zoning designation of Pod A, B and C of S-2 (Open Space) to zoning designations of Community Business District (B-2) on Pod A (7.497 gross acres), and Multiple Family Dwelling District (R3-A) on Pods B and C (74.029 gross acres)

Concurrent with this rezoning request, the applicant is requesting a land use plan amendment for Pods A through H from a City designation of Commercial Recreation within a 7.0 Dashed-Line Area (148.552 gross acres), to City land use designations of: Commercial within a 7.0 Dashed-Line Area (Pod A - 7.497 gross acres); Residential (10) within a 7.0 Dashed-Line Area (Pod B - 37.795 gross acres); Residential (14) within a 7.0 Dashed-Line Area (Pod C - 36.234 gross acres); and Park within a 7.0 Dashed-Line Area (Pods D through H - 67.026 gross acres).

Density and Intensity:

The proposed maximum square footage, floor area ratio, dwelling unit count and density of the land subject to the Rezoning, and Land Use Plan Amendment, is provided in the below table and illustrated on the Conceptual Master Plan attached as Exhibit B.

POD	GROSS AREA	PROPOSED USE	MAXIMUM DWELLING UNITS / SQUARE FEET	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR)
POD A	7.497 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR
SUBTOTAL	7.497 AC		57,500 SF	0.17 FAR
POD B	37.795 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC
POD C	36.234 +/- ac.	MULTI-FAMILY	MAX. 507 UNITS***	13.99 DU/AC
POD D	30.07 +/- ac.	OPEN SPACE	-	-
POD E	18.715 +/- ac.	OPEN SPACE	-	-
POD F	5.689 +/- ac.	OPEN SPACE	-	-
POD G	8.87 +/- ac.	OPEN SPACE	-	-
POD H	3.682 +/- ac.	OPEN SPACE	-	-
SUBTOTAL	141.065 AC		884 UNITS	6.27 DU/AC
TOTAL	148.552 AC			

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over net/buildable area of 5.75 acres.

** Maximum permitted on Gross Area with proposed R(10) Land Use Designation.

***Maximum permitted on Gross Area with proposed R(14) Land Use Designation.

Project Phasing:

There is no phasing proposed with this development.

- (B) Transportation system: An analysis performed by Broward County prepared in accordance with the Broward County TRIPS model, as amended from time to time.

Broward County will preform an analysis at the time of submittal of the applicant's Land Use Plan Amendment application to the County. The applicant's transportation

consultant has prepared a Traffic Impact Analysis which is attached as Exhibit H. In addition, a Vehicular Access Plan, identifying proposed access points to the Pods and the associated lanes and turning movements, is attached as Exhibit B.2.

- (C) Drainage, solid waste, water and wastewater: Documentation from the appropriate service provided regarding provision of services.

The required analyses are provided below. Information regarding Parks and Recreation Level of Service and School Capacity is also provided below.

Drainage Analysis

1. Provide the adopted level of service per the adopted and certified local land use plan.

According to the current FEMA Federal Insurance Rate Map (FIRM) Map Number 12011C0165H, the amendment sites are currently located in multiple Flood Zones "X", "AE 11" and "AE 12". The City of Margate Comprehensive Plan (Article IV, Cross Reference Section 40.344 Code of Ordinances) states that the LOS standard must meet the following requirements: Road protection must be met by setting the road crown elevations to no less than the ten (10) year Flood Criteria Map value for residential roads with a right-of-way not greater than fifty (50) feet, and setting the ultimate edge of pavement no lower than the ten (10) year Flood Criteria Map for residential roads with a right-of-way greater than fifty (50) feet. FEMA criteria for finished floor elevations must also be met by setting the finished floor to no less than the 100-Year Flood Elevation Map elevation. Off-site discharge is not to exceed the inflow limit of SFWMD primary canal or the local conveyance system, whichever is less. Storm sewers must be designed using a minimum design frequency of three-year rainfall intensity of the State DOT Zone 10 Rainfall curves. Flood elevations for floodplain routings are to be calculated based on the ten-year and 100-year return frequency rainfall of three-day duration and is not to exceed the elevations set by the ten-year Flood Criteria Map and the Broward County 100-year Flood Elevation Map. The antecedent water level shall be set as the higher of the control elevation or the Average Wet Season Water Level. Best Management Practices should be used prior to any discharge to surface or ground water.

2. Identify the drainage district and drainage systems serving the amendment area.

The Amendment Sites are located within South Florida Water Management District, and is governed by SFWMD Surface Water Management (SWM) Permit # 06-00733-S. Per the permit, the drainage system for the Carolina Club site consists of a series of interconnected lakes and canals, which outfall to the One Mile/City of Margate Canal via a control structure located at the southeast corner of the property with

the eventual outfall to the C-14 Canal located approximately two (2) miles downstream (south) of the amendment site.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Currently, there are no planned drainage improvements set forth by the City.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The amendment site is under SFWMD Surface Water Management permit# 06-00733-S. A modification of this permit will be required.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The existing drainage system for the Carolina Club site consists of a series of lakes and canals, and is ultimately connected to the South Florida Water Management District drainage system via the C-14 Canal, also known as the Cypress Creek Canal. The proposed drainage system will ensure positive drainage from the proposed development utilizing a series of inlets discharging into lakes and eventually into the existing canal system. The proposed drainage system will be designed and constructed in a manner that will not impact the existing outfalls serving the existing neighboring properties and roads, they will be preserved and/or re-routed as necessary to maintain the existing flows. Water quality treatment and water storage will be provided in in this drainage system as required by the permitting agencies. This design process will include working with both the City of Margate and SFWMD as to ensure there is no adverse impact to the surrounding properties. The drainage design will satisfy the level of service standards and all criteria set forth by the City of Margate and SFWMD.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

The information in item 1 was obtained from Article IV Sec. 31-48 (d) of the City of Margate's Code of Ordinances.

A letter from Joe Heilman, Construction Project Manager, Broward County Water Management Division, confirming the information is attached as Exhibit I.

Solid Waste Analysis

1. Provide the solid waste level of service standard for the municipality in which the amendment is located.

The City of Margate Solid Waste LOS standard is provided in Sec. 40.347 of the City's Code adopted via Ord 2023-9 in November 2023. The LOS standards are as shown in the table below.

Solid Waste Level of Service (LOS) Standards

Facility Type	LOS	Unit
Residential	8.9	lbs. per unit/day
Industrial & Commercial	2.0	lbs per 100 sq. ft./day
Office	1.0	lbs. per 100 sq. ft./day
Factory/Warehouse	2.0	lbs. per 100 sq. ft./day
Supermarket	9.0	lbs. per 100 sq. ft./day
Department Store	4.0	lbs. per 100 sq. ft./day
Restaurant	2.0	lbs. per 100 sq. ft./ day
Grade School	10.0 & 0.25	lbs. per room & lb. per pupil per day
Middle/High School	8.0 & 0.25	lbs. per room & lb. per pupil per day
Nurse or Intern Home	3.0	lbs. per person/day
Hospital	8.0	lbs. per bed/day
Home for aged	3.0	lbs. per 100 sq. ft./day
Rest home	3.0	lbs. per room/day

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

The City of Margate has signed an exclusive Franchise Agreement with Republic

Services for the collection of residential curbside garbage and recycling, commercial garbage, and multi-family recycling. Owner occupied multi-family communities can subscribe for collection services with Republic Services consistent to the terms of the Franchise Agreement, or the community can opt to utilize a non-franchise hauler. A list of the approved haulers can be found on the City of Margate Solid Waste and Recycling webpage.

All of the waste generated in the City of Margate is disposed of at the Wheelabrator South Broward Waste-to-Energy facility located at 4400 South State Road 7 in the city of Fort Lauderdale. The plant has a current capacity of 825,000 tons per year, with a current demand of 725,000 annual tons. Per correspondence with Bob Hely, Market Manager for WIN-Waste Innovations (Wheelabrator rebranding name) the facility has ample capacity to process the solid waste anticipated to be generated by this development project, and the development will have no adverse impact on the facility operations.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The applicant is proposing to develop a maximum of 884 residential dwelling units and a maximum of 57,500 square feet of commercial uses. The net demand is shown in the following table.

Solid Waste Demand		
Exiting Development Intensity	Generation Rate	Demand
Clubhouse -28,387 SF	4 lbs/100 SF/day	1,135.48 lbs./day
	Total Existing	1,135.48 lbs./day
Proposed Max. Density and Intensity	Generation Rate	Demand
884 dwelling units*	8.9 lbs/unit/day	7,867.60 lbs./day
Commercial 57,500 SF		
Restaurant – 18,500 SF	2 lbs/100 SF/day	370.00 lbs./day
Office – 10,892 SF	1 lbs/100 SF/day	108.92 lbs./day
Retail Store – 28,018 SF	4 lbs/100 SF/day	1,120.72 lbs./day
	Total Proposed	9,467.24 lbs./day

** Units already approved by the Broward County Land Use Plan.*

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position, and contact information of party providing verification.

The information in item 1 and 2 in regards to the City's LOS standards and exclusive franchise agreement was obtained from the City of Margate's code of Ordinances and the City of Margate Solid Waste and Recycling webpage.

An email from Bob Hely, Plant Manager of the WIN-Waste Innovations' Wheelabrator South Broward Waste-to-Energy Plant, dated February 12, 2024 confirming the Plant has adequate capacity to service the proposed development is attached as Exhibit J.

The information in item 3 was provided by Ryan O. Thomas, Professional Engineer at Thomas Engineering Group.

Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

The adoption date of the 10 Year Water Supply Facilities Plan is 2024 (pending adoption). The City of Margate's Level of Service (LOS) for potable water is 335 gallons per day (GPD) per equivalent residential connection (ERC) or 100 gallons per capita per day. Commercial Level of Service (LOS) for potable water is 0.2 gallons per square foot for office use, 0.1 gallons per square foot for retail use, and 20 gallons per capita for all other non-residential uses.

2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plan and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including South Florida Water Management District (SFWMD) permitted withdraw and expiration date of the SFWMD permit.

Carolina Club (Amendment Area) is serviced by the City of Margate Water Treatment Plant located at 980 NW 66th Avenue in the City of Margate. The plant is a lime softening plant and uses chlorine generated at the plant for disinfection. The current plant capacity is 20 MGD. The plant has a current and committed demand of approximately 7 MGD. There is currently no plans for capacity expansion of the plant.

The City has 12 wells for extracting raw water. Seven (7) wells are located within the treatment plant property and five (5) wells are located west of the treatment plant within the Vinson Park property.

The City of Margate was issued a South Florida Water Management District (SFWMD) water use permit with renewal permit# 06-00121-W on April 2005 and will expire on April 2025. The SFWMD permitted annual allocation for the City of Margate is 3,106 MG, or 8.51 MGD, to be withdrawn through wells from the Biscayne Aquifer for public water supply.

The amendment area has a private consumptive use permit issued by SFWMD with renewal permit# 06-00021-W. The permit was issued on April 12, 2007 and will expire on April 12, 2027. The SFWMD permitted annual withdrawal is 137 MG, or 0.38 MGD, to be withdrawn using three surface water pumps from a 48.1-acre on-site lake system for irrigation purposes.

3. Identify the net impact on the potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The applicant is proposing to develop a maximum of 884 residential dwelling units and a maximum of 57,500 square feet of commercial uses. The calculations identifying the net impacts as a result of the proposed development is shown in the following table:

Potable Water Flow Demand				1 ERC Water = 335 GPD
Current Use Average Water Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Clubhouse	350 seats	2	700	2.09
Total Current Use Water Demand			700	2.09
Proposed Use Average Water Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Single Family	377 units**	335	126,295.00	377.00
Multi-Family*	507 units**	179.895	91,206.77	272.26
Restaurant (Conventional)	83 seats	30	2,490.00	7.43
Restaurant (Fast-food)	356 seats	40	14,240.00	42.51
Retail	28,018 SF	0.1	2,801.80	8.36
Office	10,892 SF	0.2	2,178.40	6.50
Total Proposed Use Water Demand			239,210.77	714.07

*Determined by factor of 0.537 provided in Margate Code of Ordinances Sec-39-73, Table 1

** Units already approved by the City and County Land Use Plan.

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The information on item 1 was obtained from the City of Margate's Code of Ordinances Article IV Section 40.347 as referred by Pedro Stiassni, City Engineer at the City of Margate.

An email was sent to Randy Daniel, Assistant DEES Director at City of Margate, on April 10, 2024 requesting confirmation of service ability. The request letter is attached as Exhibit K, which will be replaced with the response letter once received.

Per discussion with Randy Daniel, Assistant DEES Director at City of Margate, the factor used in the able in item 3 is to be used for the level of service determination for proposed projects.

Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The adopted level of service (LOS) standard for the City of Margate's sanitary sewer is 335 GPD per equivalent residential unit (ERC). The Level of Service for Restaurants with less than 24-hour runoff is 30 GPD per seat, plus an additional 50 GPD per 100 square foot of building area for Carry-out facilities. Shopping Centers have a Level of Service of 0.1 GPD per square foot. Office spaces have a Level of Service of 20 GPD per 100 square foot of building area.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

The City of Margate Utilities provides sanitary sewer service to the amendment sites. The water facility is made up of two treatment plants, the East Plant and the West Plant, and currently has a total capacity of 10.1 MGD.

The East Plant, an Activated Sludge Treatment Plant, has a capacity of 2.2 MGD. There is currently a planned expansion project for the East plant to bring the capacity from 2.2 MGD to 6.0 MGD. The design phase for the East Plant expansion project is expected to be completed by 2019 (tentative), and the project is expected

to go out to bid by the end of the same year. It is estimated that construction will begin in 2020 (tentative).

The West Plant, a Rotating Biological Contractor, has a capacity of 7.9 MGD. There are also plans to upgrade the West plant, but no decisions have been made regarding the improvements at this time and it is not known if the plant capacity will be increased as part of this improvement project.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The applicant is proposing to develop a maximum of 884 residential dwelling units and a maximum of 57,500 square feet of commercial uses. The calculations identifying the net impacts as a result of the proposed is shown in the following table:

Wastewater Flow Demand			1 ERC Wastewater = 335 GPD	
Current Use Average Wastewater Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Clubhouse	350 seats	2	700	2.09
Total Current Use Wastewater Demand			700	2.09
Proposed Use Average Wastewater Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Single Family	377 Units**	335	126,295.00	377.00
Multi-Family*	507 Units**	221.1	112,097.70	334.62
Restaurant (Conventional)	83 seats	30	2,490.00	7.43
Restaurant (Fast-food)***	356 seats	30	10,680.00	31.88
Restaurant (Fast-food)***	16000 SF	0.5	8,000.00	23.88
Retail	28018 SF	0.1	2,801.80	8.36
Office	10892 SF	0.2	2,178.40	6.50
Total Proposed Use Wastewater Demand			264,542.90	789.67

*Determined by factor of 0.66 provided in Margate Code of Ordinances Sec-39-73, Table 2

** Units already approved by the Broward County Land Use Plan.

***Additional Level of Service calculation required for restaurants with Carry-out

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The information on item 1 was obtained from the City of Margate's Code of Ordinances Article IV Section 40.347 as referred by Pedro Stiassni, City Engineer at the City of Margate.

An email was sent to Randy Daniel, Assistant DEES Director at City of Margate, on April 10, 2024 requesting confirmation of service ability. The request letter is attached as Exhibit L, which will be replaced with the response letter once received.

Per discussion with Randy Daniel, Assistant DEES Director at City of Margate, the factor used in the able in item 3 is to be used for the level of service determination for proposed projects.

Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

Per Policy City's Comprehensive Plan, the City adopted level of service standard for Local Park level of service is 3.00 acres per 1,000 residents.

Per the County's Land Use Plan of the Comprehensive Plan, the County adopted level of service standard for Community Parks within municipalities 3.0 acres per 1,000 residents.

2. For amendments which will result in increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

The applicant is proposing to develop 884 residential dwelling units already approved by the Broward County Land Use Plan. Accordingly, the applicant's request is for a Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps and will not result in an increased demand for "community parks" acreage. The last certified City Recreation and Open Space Inventory dated 12/19/24 is attached as Exhibit L.

While the amendment will not result in increased demand for "community parks" acreage, the amendment will require the City's inventory be updated to remove the acreage associated with Carolina Club Golf Course from the "Golf Course" category.

The Broward County Land Use Plan (BCLUP) allows “up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use.” With this Land Use Plan Map Amendment, 146.00 acres would be removed from the Golf Course inventory for the City; however, the BCLUP stipulates that, “golf course acreage may satisfy no more than 25% of the total park requirement.” The City’s 2050 projected population (64,163) requires approximately 192.5 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per 1,000 residents; therefore, up to 48.12 acres (25% of the total park acreage required) of golf course can be used for the City’s parks and open space requirement in 2045. The maximum amount of golf course acreage of 48.12 will continue to be available for the park inventory, as approximately 133.33 acres of golf course will remain in the City even with the removal of the 146.00 acre Carolina Golf Club.

The amendment will also require that the City’s inventory be updated to add acreage associated with the new “Community Open Space” being dedicated as part of the redevelopment of the golf course. The Broward County Land Use Plan (BCLUP) allows, “Other private recreational acreage or open areas over 0.25 acres that are zoned and/or deed restricted for open space use including a mixture of active and passive recreational facilities. Up to 100% of the total acreage may be counted provided the area does not exceed 3 acres/1,000 residents sharing the facilities.” 3,383 units exist within the Dashed-Line Area and the Applicant is proposing an additional 885 units for a total of 4,268 units. The US Census reports that the City of Margate Persons per household, 2019-2023 is 2.36. Accordingly, the residents sharing the new community open areas is approximately 10,073 residents. At a maximum credit of 3 acres/1,000 residents sharing the facilities, the amendment will result in 30.21 acres of green space being added to the City “Public Community Parks” bringing the City’s surplus open space inventory up from 102.10 acres to 132.31 acres.

3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

The applicant is proposing to develop 884 residential dwelling units already approved by the Broward County Land Use Plan. Accordingly, the applicant’s request is for a Land Use Map Amendment is only to change the land use designation on the City and County’s Land Use Maps. However, no units exist today on the land proposed for rezoning. The new residents, anticipated at approximately 2,210, will require 6.63 acres of community parks. The applicant is dedicating to the City 65.32 acres of community serving open space.

Community Parks			
	Development Intensity	Generation Rate	Demand
Proposed: R(10) and R(14) in a 7.0 Dashed Line Area (max density 884 units)	884 dwelling units within the Dashed Line Area	2.5 pph @ 3 acres per 1,000 residents	6.63 acres

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

The City of Margate Community Parks Inventory has a planning horizon of 2050. The Broward County PFAM 2024 Model predicts a City population of 64,163 in 2050, which requires 192.5 acres of Parks and Recreation lands to maintain a level of service of 3 acres per 1,000 residents. The City’s last published inventory states that the currently has 294.59 acres in the City’s inventory, providing a surplus of 102.10 acres in 2050. Should this Amendment be approved, the City will have a surplus 132.31 acres in 2050.

Public Education Analysis

A School Consistency Report for the proposed development is attached as Exhibit M. The Report indicates the Rezoning Sites are served by Margate Elementary School, Margate Middle School and Coral Springs High. The report indicates sufficient excess capacity at the elementary, middle, and high schools to support the students anticipated to be generated by the residential units proposed with this rezoning.

City Rezoning Standards

Section 40.303(B) Zoning Map Change, of the City’s Land Development Code that was adopted in 2023 as Ordinance No. 2023-9, states, “the Planning and Zoning Board shall hold its public hearing and shall make a recommendation upon the application to the City Commission, based upon its consideration of, where applicable, whether or not:”

- a. The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

Concurrent with this Rezoning request, the applicant is requesting approval of a Land Use Plan Map Amendment and a Comprehensive Plan Text Amendment to allow for the redevelopment of the Carolina Golf Club. Specifically, the applicant is requesting to amend the Amendment Sites A through H from a City designation of Commercial Recreation within a 7.0 Dashed-Line Area (148.552 gross acres), to City land use

designations of: Commercial within a 7.0 Dashed-Line Area (Pod A - 7.497 gross acres); Residential (10) within a 7.0 Dashed-Line Area (Pod B - 37.795 gross acres); Residential (14) within a 7.0 Dashed-Line Area (Pod C - 36.234 gross acres); and Park within a 7.0 Dashed-Line Area (Pods D through H - 67.026 gross acres); and, the applicant is requesting to amend Policy 1.2.6 and Part 6. of the Margate Comprehensive Plan Future Land Use Element to allow for commercial development within a Dashed-Line Area, and is requesting a correction to a scrivener's error in Part 6 to amend the text to be consistent with a previously approved LUPA that allows residential development within a Dashed-Line Area. Please refer to the submitted companion Land Use Plan Amendment application. Outstanding the requested Land Use Plan Text Amendment, the applicant has not identified any element of the comprehensive plan that is contrary to the requested change.

- b. The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

As depicted on Exhibit C (Zoning Map), the zoning categories proposed for Pods A, B and C are compatible with the existing zoning designations the surrounding Carolina Club. The proposed zoning designation of Community Business District (B-2) on Pod A is consistent with the zoning designation of the commercial node in the northwest corner of the Carolina Club. The proposed zoning category of Multiple Family Dwelling District (R-3A) on Pods B and C is consistent with the designation of a several residential developments within the Carolina Club, specifically, it is consistent with the designation of the properties abutting Pod B to the south and west and of the properties abutting Pod C to the north and a portion of the properties abutting Pod C to the south. As such, the proposed change will not crate an isolated zoning district.

- c. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

The existing zoning district boundaries are illogically drawn in relation to existing conditions on the Amendment Site, which is a vacant property previously used for a golf course and associated clubhouse. The request to change the zoning district boundaries is a result of the changed conditions of the Carolina Golf Club.

The original golf course was constructed on the Amendment Sites in the early 1970s on previously-undeveloped and forested land. Nineteen residential subdivisions with over 3,000 units, including single family detached, villas, condominium, and apartments units, were eventually built surrounding the golf course. The golf course began operation as a semi-private pay-to-play golf club with a clubhouse, an 18-hole golf course and associated amenities. The Club was originally called Holiday Springs, but in 1988 was renamed Carolina Golf Club after it was purchased by Franklin Golf Properties. It was sold in 2002 to J&D Golf Properties, the current owner. After years

of operation, the Golf Club started experiencing a decline in golf play coupled with an uptick in operating costs and competition from new golf course communities, making it increasingly difficult to keep the operation economically viable. For years, J&D Golf Properties attempted to revitalize the Golf Club by making capital investments, none of which proved successful. The golf course and associated amenities were closed in 2019 because of the financial pressures affecting the golf course and the property has remained shuttered.

The Applicant proposes to redevelop the shuttered Carolina Golf Club with a mix of residential, commercial, and open space uses. The redevelopment of the permanently closed golf course will revitalize area with new residential uses, will allow for appropriately located neighborhood serving commercial uses, and will provide community serving open space. Specifically, the applicant proposed to develop the underutilized property with up to 377 fee-simple townhomes, up to 507 apartments units, and up to 57,500 square feet of commercial uses. The proposed development will provide new housing stock for the City and will provide a commercial node within the City. It is anticipated that the proposed redevelopment of the vacant golf course will create predictability and result in appreciating property values for the surrounding areas. The proposal will also increase the City's tax base and revenues and will provide employment opportunities during construction of both the residential and commercial uses and will provide on-going employment opportunities associated with the various commercial operations once open. The applicant also proposes to dedicate 67.026 gross/65.32 net acres of the shuttered Carolina Golf Club as community serving open space with approximately 45 acres of new lakes, approximately 3 miles of 8-foot-wide asphalt recreation trail, a minimum of four (4) pocket parks, and an exercise station with a minimum of four (4) pieces of equipment, as illustrated on the Conceptual Master Plan attached as Exhibit B.

- d. The proposed change will adversely affect living conditions in the neighborhood;

The proposed amendment will bring stability, predictability, and investment into to the Carolina Club community by redeveloping 78 acres of the shuttered golf course with compatible commercial and residential uses, and preserving over 65 net acres of the former golf course land as open space over which the applicant will provide a deed restriction to the benefit of the County and City that limits the 65 net acres from any future development with residential or commercial use. Where commercial development is proposed, the land development regulations for the B-2 district ensure appropriate building height, setbacks and buffering to the residential uses. The land development regulations for the R-3A district, as well as the Townhouse supplementary regulations found in Section 40.712, ensure appropriate residential height, site layout, setbacks, and buffering. The applicant is proposing to enter into a Development Agreement with the City that will further guide the development of the shuttered golf course.

- 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 in the underlying land use plan designation, or otherwise affect public safety;

Per the City's Comprehensive Plan and the Broward County Land Use Plan, "Selected Developments of Regional Impact, Planned Unit Developments and partially completed large-scale developments, are identified on the Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number, which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred." The amendment sites are located within a 7.0 Dashed-Line Area. An acreage determination letter dated February 15, 2024 was provided by the Broward County Planning Council stating that the Dashed-Line Area encompasses 636.2 acres. At 7 dwelling units per acre, 4,453 units are permitted within the Dashed-Line Area. The City's GIS department provided a unit count determination in August 2023 stating that 3,383 units currently exist within the Dashed-Line Area. Accordingly, 1,070 additional units are allowable within the Dashed-Line Area. The applicant is proposing to develop select portions of the golf course with a maximum 884 units that are within the remaining allowable residential units in the Dashed-Line Area. Per standard County policy, units within Dashed-Line Areas are built into the County and City capacity projections and/or modeling. However, to assess the impact the submitted Traffic Impact Statement evaluates the impact of the proposed residential units and the commercial uses against the former golf course use. The Traffic Impact Statement finds that the proposed redevelopment is expected to generate 7,168 net external daily trips, and the fifteen intersections adjacent to the site will operate at a level E or better, except for one intersection that operates at a level F irrespective of the addition of the traffic associated with the redevelopment project.

- f. The proposed change will adversely affect other property values;

It is anticipated that the proposed redevelopment of portions of the vacant golf course with commercial, residential, and open space uses will create predictability and investment into the Carolina Club community and result in appreciating property values for the existing Carolina Club properties and surrounding areas.

- g. The proposed change will be a deterrent to the improvement or development of other property in accordance with existing regulations;

The proposed change will not be a deterrent to the improvement or development of other property in accordance with existing regulations, but instead my spur investment and improvement of other properties.

- h. The proposed change will constitute a grant of special privilege of an individual owner as contrasted with the welfare of the general public;**

The approval of the requested Land Use Plan Amendment and Rezoning for portions of the shuttered Carolina Golf Club will not constitute a special privilege of an individual owner as contrasted with the welfare of the general public. The applicant is requesting a Land Use Plan Amendment and Rezoning, as permitted by State, County and City codes. The applicant is proposing to develop select portions of the golf course with a maximum 884 units that are within the remaining allowable residential units in the Dashed-Line Area and are already built into the County and City capacity projections and/or modeling, and to develop a small portion of the golf course with a maximum of 57,500 square feet of commercial uses to provide services to the City's residents.

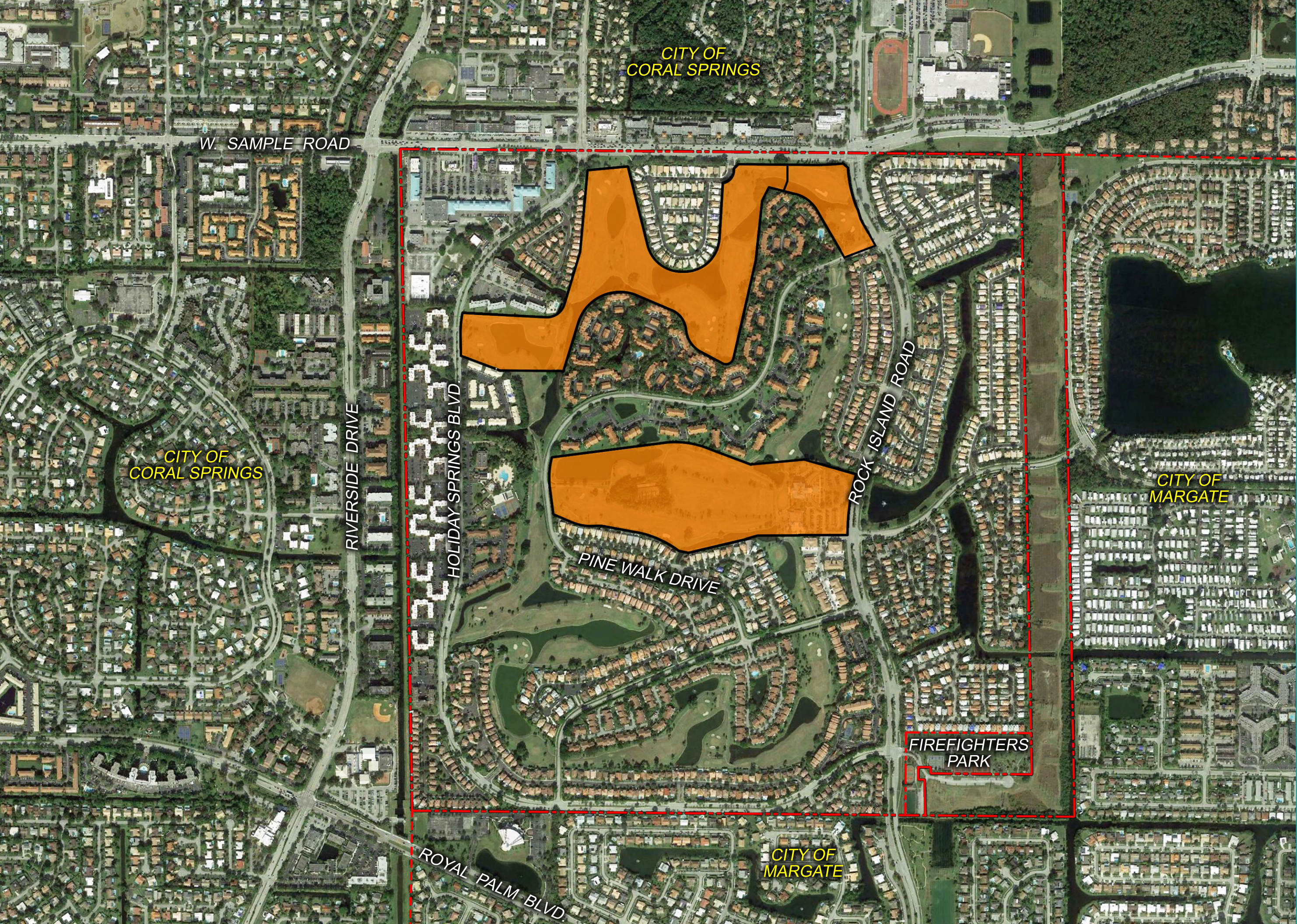
- i. There are substantial reasons why the property cannot be used in accord with existing zoning;**

The rezoning is required by changing conditions in the golf course industry. The S-2 zoning designation of the amendment sites was established in the 1970s when golf course operation was flourishing in South Florida and nationwide. The economic landscape for golf course operation has changed significantly since that time. The economic struggle of the Carolina Golf Club is reflective of a general trend in the golf course industry, particularly for courses developed over 50 years ago. Despite the current owners' best efforts to protect the viability of the golf club, revenue continued to decline and was closed in 2019, and the property has been vacant since.

- 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;**

The proposed rezoning to B-2 and R3-A would result in a logical and orderly development pattern as the applicant proposes to develop the amendment sites with neighborhood serving commercial uses, single-family townhomes, and mid-rise apartments, consistent with the existing Carolina Club community, and to provide over 65 acres of preserved and maintained open space to protect the character of the existing community. Because the proposed development is located within the existing Carolina Club community, integration into existing roadway connections and pedestrian connections are available. The proposed open space areas, including the

proposed 3+ mile recreational trail, will be accessible to existing and proposed residents, as illustrated on the Pedestrian Connectivity Plan attached as Exhibit B.1. An economic impact study conducted by Munilytics, and submitted with the Land Use Plan Amendment application demonstrates that the new commercial and residential development will generate one-time fees to the City of \$9.8M and annual revenue to the City of \$4.4M once the project is complete, and will generate \$6.9 in one-time revenues and \$5.2 in annual revenue to the County and other governmental agencies. In addition, the proposed residential and commercial development will benefit residents by providing employment opportunities during construction of both uses and on-going employment opportunities associated with the various commercial operations once open.



CAROLINA CLUB

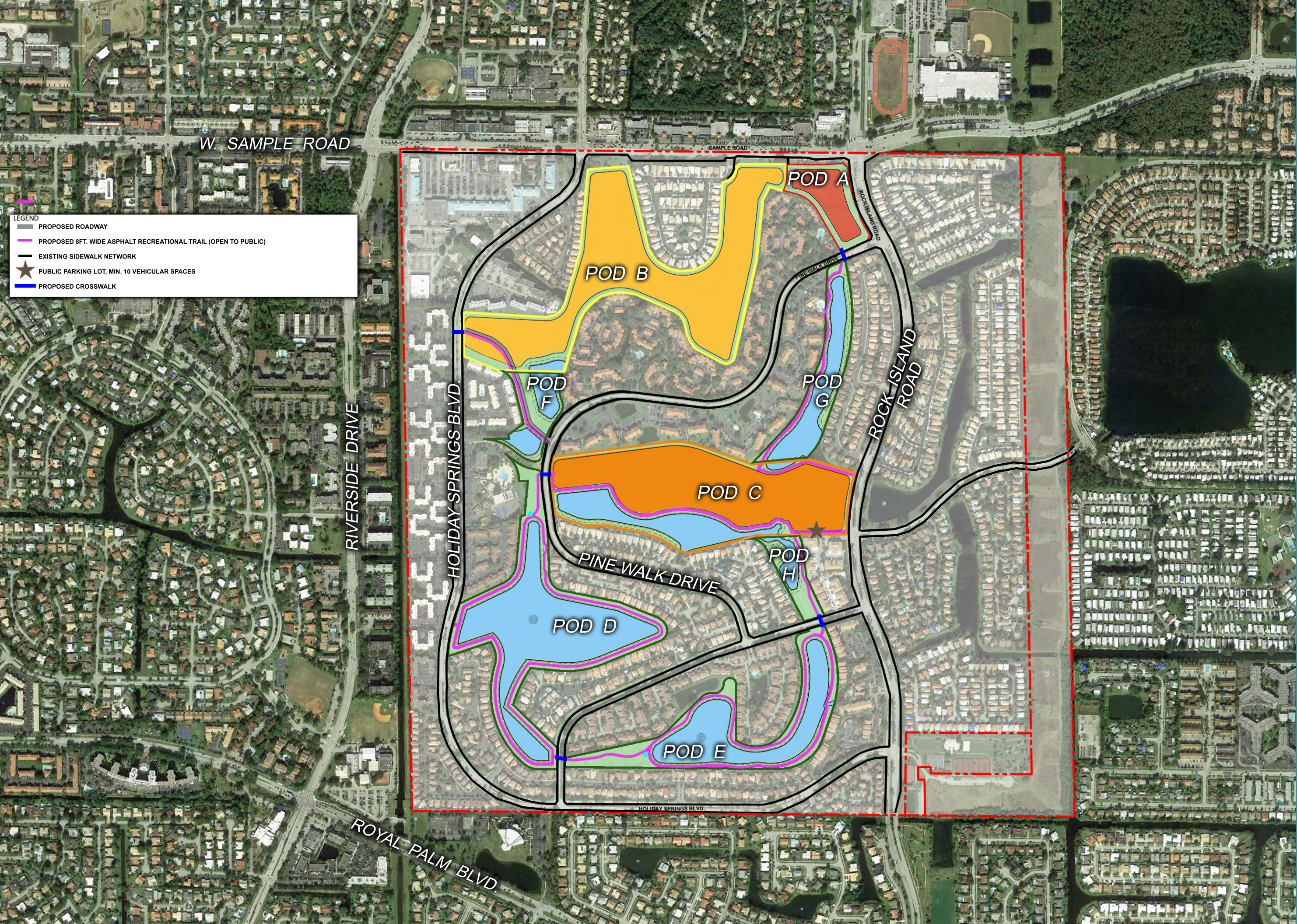
LOCATION MAP

CAROLINA CLUB

PEDESTRIAN CONNECTIVITY PLAN



NORTH



W SAMPLE ROAD

SAMPLE ROAD

POD A

POD B

POD F

POD G

POD C

POD H

POD D

POD E

HOLIDAY SPRINGS BLVD.

PINE WALK DRIVE

ROCK ISLAND ROAD

ROYAL PALM BLVD.

HOLIDAY SPRINGS BLVD.

LEGEND

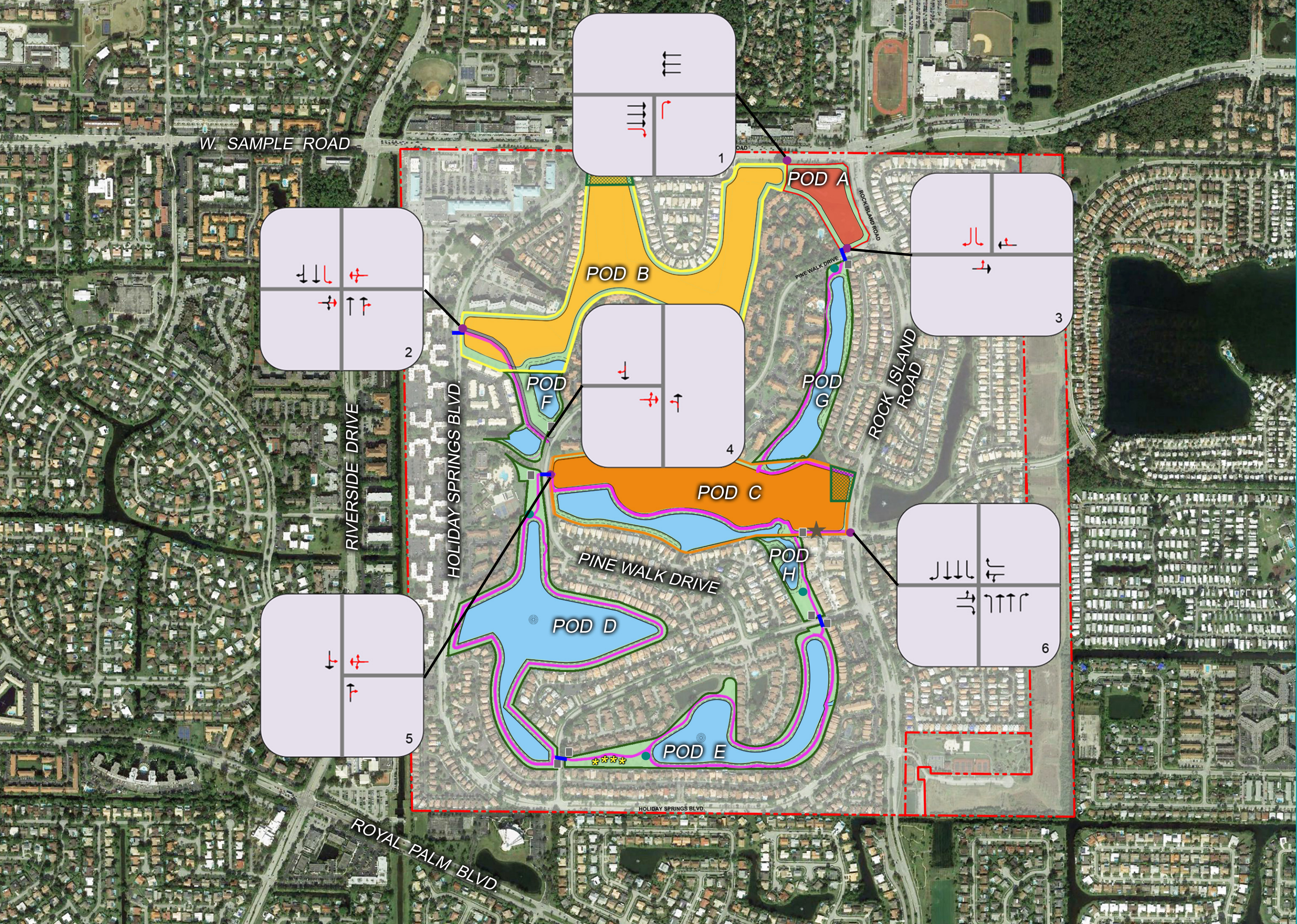
- PROPOSED ROADWAY
- PROPOSED 8FT. WIDE ASPHALT RECREATIONAL TRAIL (OPEN TO PUBLIC)
- EXISTING SIDEWALK NETWORK
- PUBLIC PARKING LOT, MIN. 10 VEHICULAR SPACES
- PROPOSED CROSSWALK

CAROLINA CLUB

VEHICULAR ACCESS PLAN



NORTH

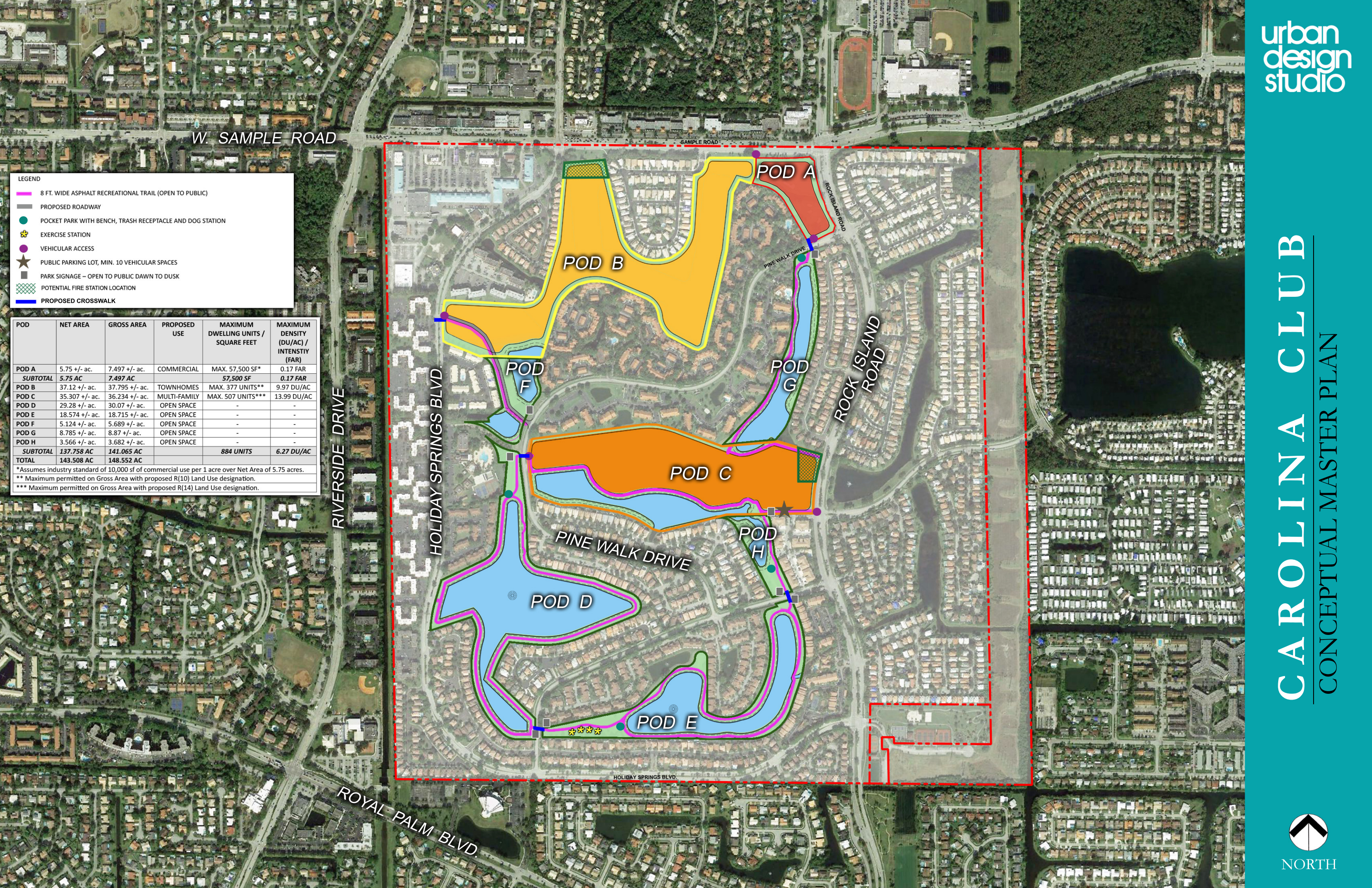


CAROLINA CLUB

CONCEPTUAL MASTER PLAN



NORTH



LEGEND

- 8 FT. WIDE ASPHALT RECREATIONAL TRAIL (OPEN TO PUBLIC)
- PROPOSED ROADWAY
- POCKET PARK WITH BENCH, TRASH RECEPTACLE AND DOG STATION
- EXERCISE STATION
- VEHICULAR ACCESS
- PUBLIC PARKING LOT, MIN. 10 VEHICULAR SPACES
- PARK SIGNAGE – OPEN TO PUBLIC DAWN TO DUSK
- POTENTIAL FIRE STATION LOCATION
- PROPOSED CROSSWALK

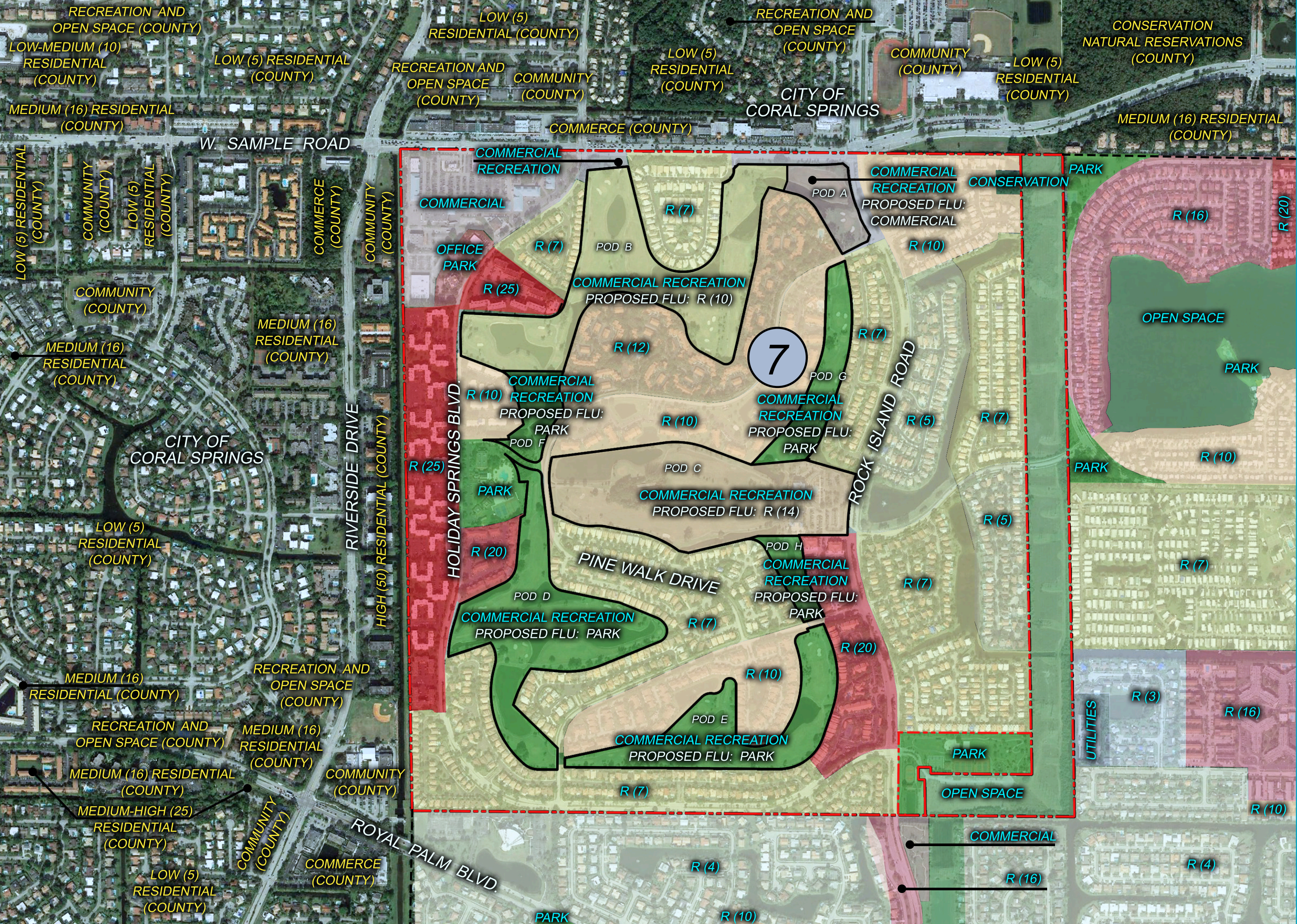
POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DWELLING UNITS / SQUARE FEET	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR)
POD A	5.75 +/- ac.	7.497 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR
SUBTOTAL	5.75 AC	7.497 AC		57,500 SF	0.17 FAR
POD B	37.12 +/- ac.	37.795 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC
POD C	35.307 +/- ac.	36.234 +/- ac.	MULTI-FAMILY	MAX. 507 UNITS***	13.99 DU/AC
POD D	29.28 +/- ac.	30.07 +/- ac.	OPEN SPACE	-	-
POD E	18.574 +/- ac.	18.715 +/- ac.	OPEN SPACE	-	-
POD F	5.124 +/- ac.	5.689 +/- ac.	OPEN SPACE	-	-
POD G	8.785 +/- ac.	8.87 +/- ac.	OPEN SPACE	-	-
POD H	3.566 +/- ac.	3.682 +/- ac.	OPEN SPACE	-	-
SUBTOTAL	137.758 AC	141.065 AC		884 UNITS	6.27 DU/AC
TOTAL	143.508 AC	148.552 AC			

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over Net Area of 5.75 acres.
** Maximum permitted on Gross Area with proposed R(10) Land Use designation.
*** Maximum permitted on Gross Area with proposed R(14) Land Use designation.

CAROLINA CLUB

ZONING MAP



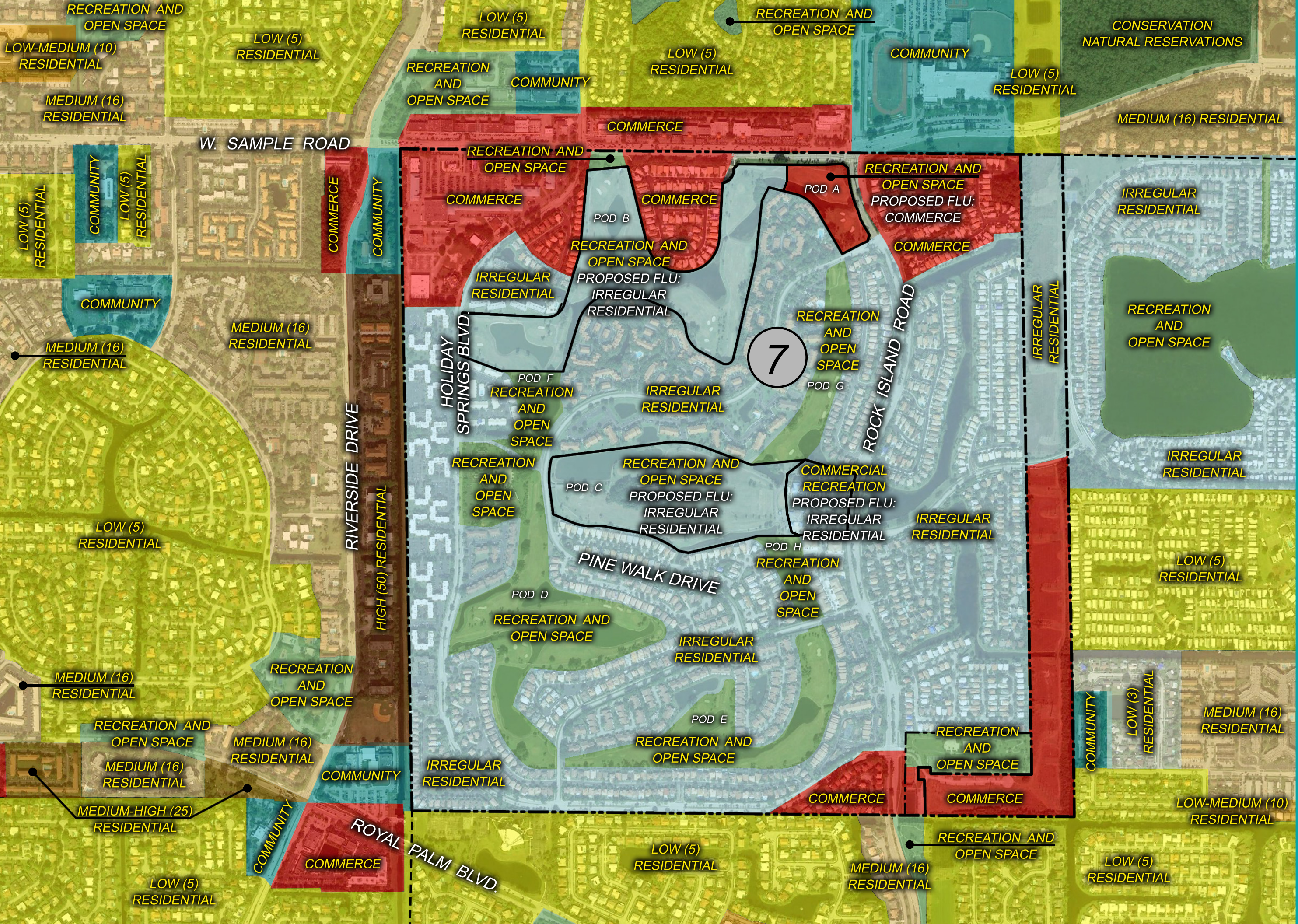


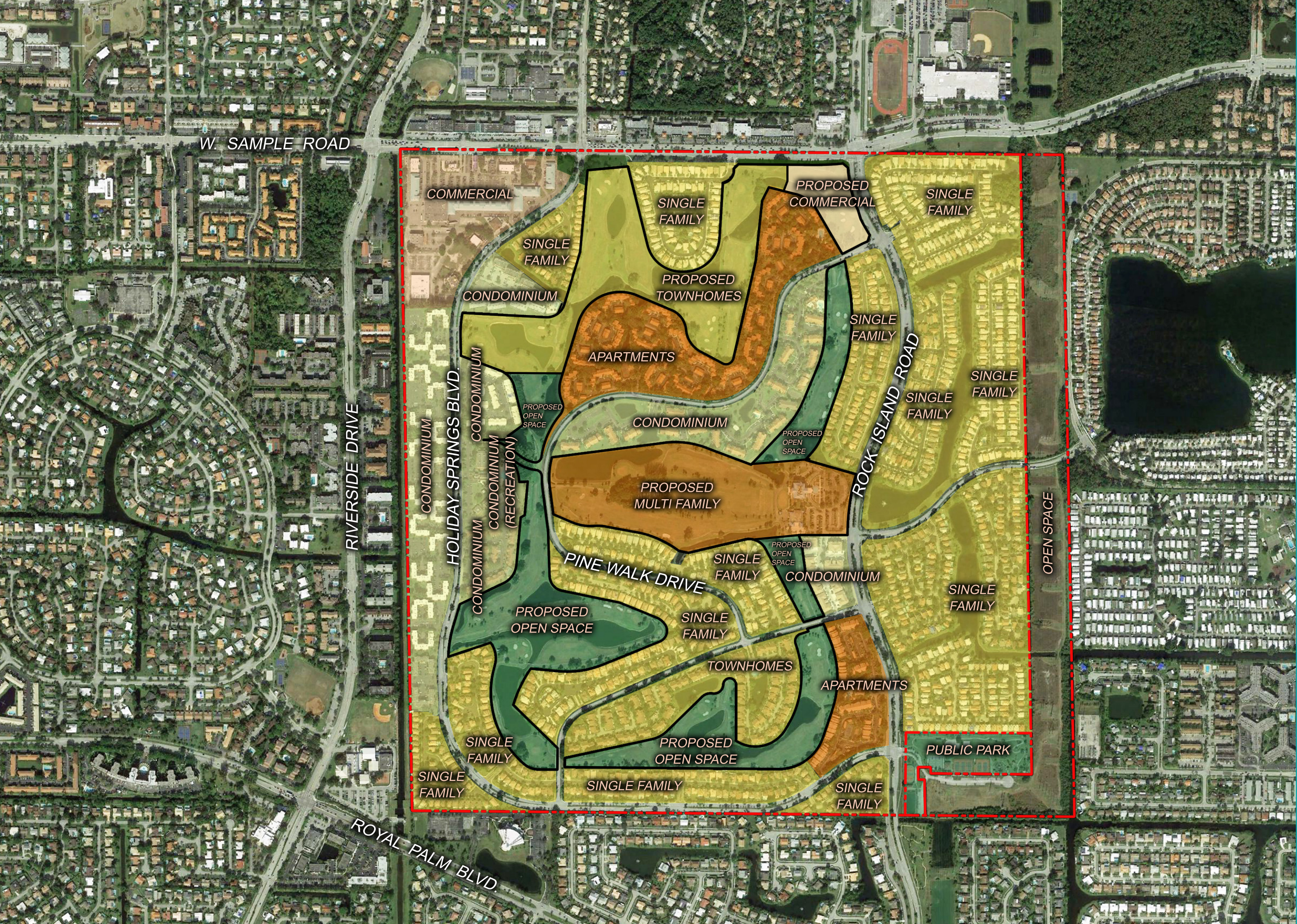
CAROLINA CLUB

FUTURE LAND USE MAP - CITY



NORTH





W SAMPLE ROAD

COMMERCIAL

SINGLE FAMILY

PROPOSED COMMERCIAL

SINGLE FAMILY

SINGLE FAMILY

CONDOMINIUM

PROPOSED TOWNHOMES

APARTMENTS

SINGLE FAMILY

SINGLE FAMILY

HOLIDAY SPRINGS BLVD.

RIVERSIDE DRIVE

CONDOMINIUM

CONDOMINIUM (RECREATION)

CONDOMINIUM

PROPOSED OPEN SPACE

PROPOSED MULTI FAMILY

PROPOSED OPEN SPACE

ROCK ISLAND ROAD

SINGLE FAMILY

PINE WALK DRIVE

SINGLE FAMILY

PROPOSED OPEN SPACE

CONDOMINIUM

SINGLE FAMILY

OPEN SPACE

SINGLE FAMILY

PROPOSED OPEN SPACE

SINGLE FAMILY

TOWNHOMES

APARTMENTS

SINGLE FAMILY

PROPOSED OPEN SPACE

SINGLE FAMILY

PUBLIC PARK

ROYAL PALM BLVD.

CAROLINA CLUB

SURROUNDING USE MAP



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

TO: Justine A. Leonor, E.I.
Thomas Engineering Group
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: "Carolina Club" Land Use Plan Amendment – Drainage Analysis

Dear Sir/Madam,

The information in your land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Heilman", is written over a light blue circular stamp.

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

Chris Martinez

From: Robert Hely <rhely@win-waste.com>
Sent: Monday, February 12, 2024 10:54 AM
To: Chris Martinez
Subject: RE: Letter of Availability

Please accept this email in response to your request. Win- waste innovations is the processor for the City of Margate's municipal solid waste. We process the MSW at our facility located at 4400 South State Road 7 Fort Lauderdale, Florida 33314. We can currently process 825,000 tons per year and we have a current demand of 725,000 annual tons. We have ample capacity to process the MSW anticipated to be generated by your development project. This development and the anticipated additional MSW will have no adverse impact on our operations.



PERFORMANCE FOR THE PLANET

Bob Hely/ Market Manager
Office (954) 581-6606 x 285
Cell (954) 980-6998
4400 South State Road 7, Fort Lauderdale, FL 33314
www.win-waste.com



From: Chris Martinez <cmartinez@thomaseg.com>
Sent: Monday, February 12, 2024 10:37 AM
To: Robert Hely <rhely@win-waste.com>
Subject: Letter of Availability

You don't often get email from cmartinez@thomaseg.com. [Learn why this is important](#)

EXTERNAL Email: Only open links or attachments from TRUSTED sources.

Good Morning Bob,

We need an updated Letter of Availability containing the following information:

- Confirmation of the landfill/plant being utilized for this service area
- Landfill plant capacity
- Current and committed demand on the landfill/plant capacity
- Planned landfill/plant capacity

Site Location:
Carolina Club Development

3011 N Rock Island Road
Margate FL 33063

Thank you,
Chris Martinez



THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

P: 954-202-7000

E: cmartinez@thomaseg.com

www.ThomasEngineeringGroup.com

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Frank Youngman

From: Frank Youngman
Sent: Wednesday, April 10, 2024 3:34 PM
To: rdaniel@margatefl.com
Cc: Ryan Thomas; Matt Cigale
Subject: RE: Carolina Club Water Sewer Availability Request
Attachments: 2024-04-10 City of Margate WS Availability Request.pdf; 2024-04-10 Utility Demand Calculations.pdf

Good afternoon Randy,

I hope you're doing well. As discussed, I updated the availability request letter and the calculations per our conversation, please see attached. In the calculations I show the calcs from the availability letter you previously provided on 11/6/2023 and the current demand. At the bottom of the calculation sheet, I also summarize the difference between the original request and what we are requesting the availability letter for now. Please let me know if you have any questions or need anything additional to provide us with the availability letter.

Thank you,

Frank Youngman, P.E.
Project Manager



THOMAS ENGINEERING GROUP

6300 NW 31st Avenue
Fort Lauderdale, FL 33309

P: 954-202-7000

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www.ThomasEngineeringGroup.com

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From: Matt Cigale <mcigale@thomaseg.com>
Sent: Friday, January 26, 2024 5:46 PM
To: rdaniel@margatefl.com
Cc: Ryan Thomas <rthomas@Thomaseg.com>; Frank Youngman <fyoungman@Thomaseg.com>
Subject: Carolina Club Water Sewer Availability Request

Hey Randy.

Attached please find our Water-Sewer availability request for the above referenced project.

The attached utility demand pdf provides a breakdown of how we calculated the flows based upon the City code.

Have a nice weekend!

Matthew J. Cigale, PE



THOMAS ENGINEERING GROUP

6300 NW 31st Avenue

Fort Lauderdale, FL 33309

P: 954-202-7000

C: 954-804-0011

E: mcigale@thomaseg.com

www.ThomasEngineeringGroup.com

April, 10, 2024

City of Margate
901 NW 66th Avenue, Suite A
Margate, FL 33063

Attention: Randy Daniel, P.E., PMP, CFM
Assistant DEES Director, Engineering

**RE: Professional Engineering Services
Carolina Club
Margate, FL**

Dear Randy:

As a requirement for LUPA we are requesting an updated availability letter. We are proposing 507 Multifamily Apartment Units, 377 Townhouse Units and approximately 57,000 SF of Retail Development, which is an increase in both residential units and commercial square footage from the availability letter provided 11/6/2023. We have included a water and sewer demand calculation with this request of availability for these two uses per Chapter 24 of the Margate code of ordinances (total estimated water demand: 247,467 GPD, total estimated sewer demand: 268,357.9 GPD). The calculation sheet shows the difference between the calculations provided for the previously provided availability letter, and the current demand calculations. We request the following information from the City of Margate and confirmation that the city has the current capacity to serve our project. We would request the following chart to be filled out so we can get a better understanding of where the city is with respect to capacity.

- | | |
|---|-----------|
| A. Current Treatment Plant Capacity | _____ MGD |
| B. Current Treatment Plant Usage | _____ MGD |
| C. City Committed Capacity (future reserved Projects) | _____ MGD |
| D. Remaining Plant Capacity | _____ MGD |

We understand that the request of availability is not a guarantee from the city. The developer would have to pay the required water and sewer fees to actually reserve the capacity (line C above).

Thank you very much for your help with this request. Should you have any questions or require any additional information, please do not hesitate to contact me at 954-202-7000.

Sincerely,
THOMAS ENGINEERING GROUP, LLC



Ryan O. Thomas, P.E.
President



Date: 4/10/2024
Project: Carolina Club
Project No: F230079

6300 NW 31st Avenue, Ft. Lauderdale, FL 33309

Tel: 954-202-7000

Fax: 954-202-7070

Calculated By: MJC

Checked By: ROT

UTILITY DEMAND CALCULATIONS

Project: Carolina Club
Location: SWC Sample Road and Rock Island Road
City of Margate, FL

	11/6/2023 Calculations	Current Request
RESIDENTIAL:		
TYPE OF USE:	180	377 Townhouse Units
	425	507 Multi Family Apartment Units
GPD PER ERC:	335	335 GPD/ERC
TOWNHOUSE UNIT DEMAND (WATER & SEWER):	1	1 ERC/UNIT
MULTIFAMILY RESIDENCE UNIT DEMAND (WATER):	0.537	0.537 ERC/UNIT
MULTIFAMILY RESIDENCE UNIT DEMAND (SEWER):	0.66	0.66 ERC/UNIT

POTABLE WATER DEMAND:

TOWNHOUSE AVERAGE WATER DEMAND:	60,300.00	126,295.00 GPD
APARTMENT AVERAGE WATER DEMAND:	76,455.38	91,206.77 GPD
TOTAL AVERAGE WATER DEMAND:	136,755.38	217,501.77 GPD

WASTEWATER DEMAND:

TOWNHOUSE AVERAGE WASTEWATER DEMAND:	60,300.00	126,295.00 GPD
APARTMENT AVERAGE WASTEWATER DEMAND:	93,967.50	112,097.70 GPD
TOTAL AVERAGE WASTEWATER DEMAND:	154,267.50	238,392.70 GPD

COMMERCIAL:

	11/6/2023 Calculations	Current Request
TYPE OF USE:	8,000 sf of Restaurant (Assuming 6,000 sf of Conventional Restaurant, 200 seats) (Assuming 2,000 sf of Fast-Food Restaurant, 50 seats) 6,000 sf of Retail (Assuming 5 Retail Bays approx. 1,200 sf each) 12,000 sf of Medical Office	18,500 sf of Restaurant (Assuming 2,500 sf of Conventional Restaurant, 83 seats) (Assuming 16,000 sf of Fast-Food Restaurant, 356 seats) 28,018 sf of Retail (Assuming 20 Retail Bays approx. 1,200 sf each) 10,892 sf of Medical Office
GPD PER ERC:	335	GPD/ERC
CONVENTIONAL RESTAURANT UNIT DEMAND (WATER & SEWER):	30	GPD/SEAT
FAST-FOOD RESTAURANT UNIT DEMAND (WATER & SEWER):	40	GPD/SEAT
RETAIL UNIT DEMAND (WATER & SEWER):	1	ERC PER COMMERCIAL UNIT BAY
MEDICAL OFFICE UNIT DEMAND (WATER & SEWER):	0.6	GPD/SF

POTABLE WATER DEMAND:

	11/6/2023 Calculations	Current Request
CONVENTIONAL RESTAURANT AVERAGE WATER DEMAND:	6,000.00	2,490.00 GPD
FAST-FOOD RESTAURANT AVERAGE WATER DEMAND:	2,000.00	14,240.00 GPD
RETAIL AVERAGE WATER DEMAND:	1,675.00	6,700.00 GPD
MEDICAL OFFICE AVERAGE WATER DEMAND:	7,200.00	6,535.20 GPD
TOTAL AVERAGE WATER DEMAND:	16,875.00	29,965.20 GPD

WASTEWATER DEMAND:

CONVENTIONAL RESTAURANT AVERAGE SEWER DEMAND:	6,000.00	2,490.00 GPD
FAST-FOOD RESTAURANT AVERAGE SEWER DEMAND:	2,000.00	14,240.00 GPD
RETAIL AVERAGE SEWER DEMAND:	1,675.00	6,700.00 GPD
GROCERY STORE AVERAGE SEWER DEMAND:	7,200.00	6,535.20 GPD
TOTAL AVERAGE WASTEWATER DEMAND:	16,875.00	29,965.20 GPD

TOTAL RESIDENTIAL & COMMERCIAL WATER DEMAND:	153,630.38	247,466.97 GPD
	0.154	0.247 MGD
	458.598	738.707 ERC
TOTAL RESIDENTIAL & COMMERCIAL SEWER DEMAND:	171,142.50	268,357.90 GPD
	0.171	0.268 MGD
	510.873	801.068 ERC

DEMAND INCREASE FOR CURRENT REQUEST (Based on availability letter from 11/6/2023):

WATER DEMAND INCREASE:	93,836.59 GPD
	0.094 MGD
WASTEWATER DEMAND INCREASE:	97,215.40 GPD
	0.097 MGD

NOTE: THIS DOES NOT INCLUDE IRRIGATION DEMAND.
IRRIGATION IS ANTICIPATED TO BE PULLED FROM THE ONSITE LAKES.

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Public Community Parks	Net Acreage	Public Access	Signage		Private Recreation Open Space	Net Acreage	> 0.25ac	Deed	Zoned	Credit Allowed
Calypso Cove at Royal Palm Park	3.88	Yes	Yes		Aztec Rec Area	4.39	Yes	No	No	0.00
Centennial Park	4.05	Yes	Yes		Coconut Key Rec Area	0.60	Yes	No	No	0.00
Coral Gate Park	4.09	Yes	Yes		Colonies East Rec Area	2.53	Yes	No	No	0.00
David Park	5.50	Yes	Yes		Colonies West Rec Area	3.28	Yes	No	No	0.00
Firefighters Park	9.00	Yes	Yes		Coral Cay Rec Facility	6.67	Yes	No	No	0.00
Greenwald Park	0.13	Yes	No		Coral Gate Rec Area	3.76	Yes	No	No	0.00
Kaye Stevens Park	1.90	Yes	Yes		Holiday Springs Rec Area	6.43	Yes	No	No	0.00
Lemon Tree Lake Park	0.72	Yes	Yes		Holiday Springs Rec Facility	7.53	Yes	No	No	0.00
Legacy Park	0.34	Yes	Yes		Lakewood on the Green Rec Area	3.69	Yes	No	No	0.00
Margate Elementary(Park)	0.92	Yes	Yes		Lakewood on the Green Rec Facility	3.05	Yes	No	No	0.00
Margate Middle School - Andrews Park	10.11	Yes	Yes		Merrick Rec Area	0.17	No	No	No	0.00
Margate Sports Complex	12.03	Yes	Yes		Monte Carlo Rec Area	0.49	Yes	No	No	0.00
Oriole Park/Margate Marina	8.34	Yes	Yes		North/South Bay Park (less wetlands)	7.53	Yes	No	No	0.00
Rock Island Fitness	0.42	Yes	Yes		Oakland Hills Rec Area	2.52	Yes	No	No	0.00
Serino Park	2.15	Yes	Yes		Oakland Hills Rec Facility	3.26	Yes	No	No	0.00
Southeast Park	11.12	Yes	Yes		Palm Lakes Rec Area	0.68	Yes	No	No	0.00
Southgate Park	1.47	Yes	Yes		Paradise Gardens 1 Rec Facility	2.34	Yes	No	No	0.00
Veteran's Memorial Park	1.13	Yes	Yes		Paradise Gardens 2 Rec Facility	1.19	Yes	Yes	Yes	1.19
Vinson Park	6.93	Yes	Yes		Paradise Gardens 3 Rec Facility	2.31	Yes	No	No	0.00
Winfield Park	1.82	Yes	Yes		Paradise Gardens 4 Rec Facility	3.54	Yes	No	No	0.00
Total:	86.05				Peninsula at Coral Bay	1.06	Yes	No	No	0.00
					Royal Park Gardens Rec Area	2.83	Yes	No	No	0.00
Public Regional Parks	Net Acreage	Credit Allowed (max 25% of requirement)								
Fern Forest Nature Center (Margate portion)	24.50				The Courtyards Rec Area	0.97	Yes	No	No	0.00
Herman & Dorothy Shooster Preserve	19.83				The Falls Rec Area	1.01	Yes	No	No	0.00
Cypress Creek Greenway	18.19				The Lakes Rec Area	1.05	Yes	No	No	0.00
					The Laurels Rec Area	0.96	Yes	No	No	0.00
Total:	62.52	48.12			The Laurels Rec Facility	0.80	Yes	No	No	0.00
					Townhomes of Oriole Rec Facility	1.23	Yes	No	No	0.00

RECERTIFIED: 4.25.24
EFFECTIVE: 12.19.24

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Golf Courses	Net Acreage	Credit Allowed (max 25% of requirement)			Private Recreation Open Space	Net Acreage	> 0.25ac	Deed	Zoned	Credit Allowed
Carolina (18 holes)	146.00				Woodlake Isles Rec Area	1.01	Yes	No	No	0.00
Oriole- Margate (18 holes)	115.90				Marquesa (Pending Construction)	0.24	No	No	No	0
Palm Lakes (9 holes) [closed]	17.43				The Forest (Pending Construction)	0.06	No	No	No	0
Total:	279.33	48.12			Nove of Margate (Pending Construction)	1.2	Yes	Yes	Yes	0
					Total:	78.38				1.19
Community Lakes & Waterways	Net Acreage	Public Access	Signage	Credit Allowed	Private Conservation/Wetlands	Net Acreage	Land Use	Deed Restricted	Public Access	Credit Allowed
Coral Gate Section 3 Lake	12.45	No	No	0.00	Twin S Limited Cypress Wetlands	1.55	Cons	No	No	0.00
Lake Margate	11.20	No	No	0.00	Infante Preserve	6.75	AC/Cons	Yes	Yes	6.75
Lemon Tree Lake	57.00	Yes	Yes	57.00	Newth Plat Wetlands	1.23	AC	No	No	0.00
IBEC Addition No. 4 Lake	5.69	No	No	0.00	South Bay Park Wetlands	1.69	Park	No	Yes	1.69
IBEC Addition No. 2 Lake	1.09	Yes	Yes	1.09	Total:	11.22				8.44
Sunflower Lake	6.49	No	No	0.00						
Blueway Trail	44.58	Yes	Yes	44.58						
Total:	138.5			102.67						
Level of Service Determination: Parks and Recreation Acreage 2025-2050	Population Forecast - Per Broward County PFAM 2024 Model	Broward County Min Standard: 3ac/1,000			Type of Facility - 2050	Total Acreage	% Avail	Acreage Applied	Acreage Required	Difference
2025	58,371	175.1			Public Community Parks	86.05	100%	86.05		
2030	58,565	175.7			Public Regional Parks	62.52	25% of Req.	48.12		
2035	58,509	175.5			Golf Courses	279.33	25% of Req.	48.12		
2040	59,619	178.9			Private Conservation/Wetlands	11.22	100%	8.44		
2045	62,045	186.1			Private Recreation Open Space	78.38		1.19		
2050	64,163	192.5			Community Lakes and Waterways	102.67	100%	102.67		
Source: Broward County Planning and Development Management Division					Total:	620.16		294.59	192.5	102.10

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE/ REZONING

SBBC-3742-2024

Folio #: 4841230000020

Carolina Club

September 23, 2024



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
Date: September 20, 2024		Units Permitted	0	Units Proposed	884
Name: Carolina Club		NET CHANGE (UNITS):		884	
SBBC Project Number: SBBC-3742-2024		<u>Students</u>	<u>Permitted</u>	<u>Proposed</u>	<u>NET CHANGE</u>
County Project Number:		Elem	0	65	65
Municipality Project Number:		Mid	0	31	31
Owner/Developer: J & D Golf Properties, LLC		High	0	58	58
Jurisdiction: Margate		Total	0	154	154
				Existing Land Use:	Commercial Recreation/
				Proposed Land Use:	Irregular Residential
				Current Zoning	S-2 Open Space District
				Proposed Zoning:	R-3A Multiple Dwelling
				Section:	23
				Township:	48
				Range:	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Margate Elementary	1,205	1,325	1,041	-284	-15	78.6%	
Margate Middle	1,404	1,522	1,033	-489	-22	67.9%	
Coral Springs High	3,211	3,211	2,190	-1,021	-40	68.2%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Margate Elementary	1,041	-285	78.5%	1,024	1,037	1,043	1,017	1,003
Margate Middle	1,034	-405	71.9%	973	953	921	892	932
Coral Springs High	2,190	-1,021	68.2%	2,073	2,043	2,010	1,977	1,943

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7* - Elementary	17,388	11,746	-5,642	10,994	10,884	10,773	10,660	10,549
Area 7* - Middle	7,951	5,747	-2,204	5,325	5,274	5,223	5,170	5,119
Area 7* - High	11,099	8,389	-2,710	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Coral Springs	1,600	1,745	145	1,745	1,745	1,745
Renaissance Charter School Of Coral Springs	1,504	1,523	19	1,523	1,523	1,523
Rise Academy School Of Science And Tech	700	346	-354	346	346	346
Somerset Academy Riverside Elementary	750	421	-329	421	421	421

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Margate Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Margate Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coral Springs High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 7	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Comments

Information contained in the application indicates that the approximately 90.6-acre site is generally located on the South side of Sample Rd, between Rock Island Road and Holiday Springs Blvd in the City of Margate. The site's current land use designation is Recreation and Open Space within a 7.0-acre Dashed Line Area, and the current zoning designation is S-2 Open Space District. The applicant is proposing to change the land use designation to Low-Medium (10) Residential within a Dashed Line Area of 7.0 and the zoning designation to R-3A Multiple Dwelling District to allow 377 (three or more bedroom) townhouse and 507 (two or more bedroom) mid-rise residential units which are anticipated to generate an additional 154 students (65 elementary, 31 middle, and 58 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan. However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2023/24 school year data because the current school year (2024/25) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. Schools serving the amendment site in the 2023/24 school year were Margate Elementary, Margate Middle, and Coral Springs High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "4" for high school, and Planning Area "7" for elementary and middle schools. Elementary and middle schools currently serving Planning Area "7" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on high schools in Planning Area "4": aggregate school capacity (22,323), aggregate enrollment (15,475), and aggregate projected enrollment (2029/30 – 14,347; 2030/31 – 14,118; 2031/32 – 13,896; 2032/33 – 13,669; 2033/34 – 13,440).

Therefore, both Planning Area "4" and Planning Area "7" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3742-2024

9/23/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title



30 December 2024

Rosemurgy Acquisitions, LLC
Attn: Mr. Rick Stephano
1801 South Federal Highway
Boca Raton, FL 33432

Dear Mr. Stephano:

Thank you for your inquiry and considering Fitch & Associates to conduct a concurrency study pursuant to Chapter 15 in the Florida Fire Code. The suggested scope of work document has been coalesced into common "Elements" for clarity and to align consulting and data analyses.

Scope of Work:

At a high level, all scope of work efforts will include the following tenets:

- Utilize an objective data-driven approach to all analyses
- Define pre-development service levels
- Conduct a gap analysis for any deviations in service levels while considering reasonable AHJ accommodations and/or costs for any identified needs (If applicable)

Element 1: Pre-development response system review based upon current demand.

- Evaluate Fire system performance and resource allocation
- Evaluate current demand
- Quantitative and geographic display of current service demands
- Quantitative analyses and geographic display of temporal variation in demand
- Quantitative analyses of all response time segments including call processing, turnout time, travel time, and total response time
- Quantitative analyses of unit workload, average duration per call, and unit hour utilization (UHU)
- Quantitative assessment of system resiliency to include reliability, simultaneity, and response time by the number of available vehicles
- GIS assessment and recommendations for Fire base locations and/or unit placement

Element 2: Post-development response system review based upon current and projected demand (if applicable)

- Replicate Element #1 above with any changes in the delivery system eco system (if applicable).

Examples may include:

- Projected call volumes
- Increases in population
- Changes in road impedance or access
- Changes in socioeconomic and other demographic variables

Element 3: Conduct a gap analysis for any deviations in pre- and post-development impacts and provide mitigation plans

- Identify service gaps attributed to the development
- Provide recommendations for reasonable accommodations by the AHJ
- Provide a high-level fiscal and operational impact statement of substantive findings
- Identify and recommend potential funding sources (where applicable)
- Provide mitigation strategies, where appropriate

The key deliverable for the project is to be a clearly written executive summary report outlining our conclusions and actionable recommendations. The executive summary will be complemented by two technical resources: comprehensive quantitative data report and a comprehensive GIS assessment, respectively.

The total professional services fee will be \$44,995.

The completion time will be approximately three to four months and will begin from the time that we receive the requested data at project kickoff. I hope this information is helpful to you in considering Fitch & Associates for your important project.

Thank you again for allowing us to present this proposal for your consideration.

Sincerely,



Steven Knight, PhD

Partner

816-500-7481

sknight@fitchassoc.com



Proposed Project Staff

Steven Knight, PhD – Partner: Dr. Knight leads the firm's fire service practice. In that role, he has led numerous assessments of major cities and in smaller communities. These often include standards of cover reviews and providing strategic planning services. Dr. Knight brings to the firm over 25 years fire/EMS experience. He retired as the Assistant Fire Chief for the City of St. Petersburg, Florida. He has been a subject matter expert for both the National Fire Academy and the Center for Public Safety Excellence. He also served as team leader and assessor for the Commission on Fire Accreditation International and has held multiple faculty appointments in Fire Science and EMS. Dr. Knight joined the firm after serving as the Senior Manager for Fire and EMS at the International City/County Management Association (ICMA).

Steve earned a Bachelor of Science degree summa cum laude in Fire & Safety Engineering Technology, from the University of Cincinnati and an MPA in Public Administration from Troy State University. He earned a PhD in Curriculum and Instruction for Adult Education from the University of South Florida. Dr. Knight is a nationally recognized speaker and author. He completed the Executive Fire Officer (EFO) program at the National Fire Academy, earning the A. Don Manno Award for Excellence in Research from the National Society of Executive Fire Officers and the 2007 Outstanding Research Award from the National Fire Academy and United States Fire Administration.

Michael Arena –Consultant. Michael Arena had 31 years of fire and emergency service experience and is a credentialed Chief Fire Officer. He is a graduate of FEMA's Executive Fire Officer Program and has a Bachelor's degree in Fire and Emergency Services from St. Thomas University in Miami Florida and a Masters in Public Administration from Barry University. He is a team leader, annual compliance reviewer, and mentor for the Commission on Fire Accreditation International (CFAI) having assisted with the accreditation, mentoring, and compliance review of over 40 agencies and military facilities throughout the world, serving and leading more than 25 site-visit teams. He served in the military for 20 years with The United States Coast Guard Reserve enlisting in 1985 and retired as a commissioned officer as a Lieutenant.

Michael has worked in virtually area of fire and emergency services including the coordination of the merging of three fire departments in western Palm Beach County which included all aspects from training, human resources, deployment strategy, risk assessment, and station infrastructure. This resulted in a consolidation of the Fire Departments from the cities of, South Bay, Belle Glade, and Pahokee and subsequent merging with Palm Beach County Fire Rescue. He was the Aircraft Rescue and Firefighting (ARFF) Chief at PBIA. He is an adjunct professor for Barry University. He served as the liaison for over 10 municipalities within Palm Beach County and retired as a District Fire Chief where he managed 225 personnel in 9 fire stations and as liaison for 3 municipalities, the Village of Wellington, Royal Palm Beach, and Loxahatchee Groves.

Ian Womack – Senior Consultant. Chief Womack has over 25 years of experience in the fire and emergency services and is currently serving as a Division Chief for a metropolitan fire rescue department where he serves as the agency's Fire Marshal. Ian has served in multiple roles within the profession where he has successfully managed innovative program development. These programs blended fiscal challenges with increased responder safety and operational efficiencies that improved performance. His detailed knowledge and implementation experience in this complex field has led to many national speaking engagements in addition to serving as a delegate to the TAMPA2 event. Ian has also helped multiple agencies develop standards of cover, strategic plans, and deployment strategies that employed cutting edge best practice.

Ian holds Bachelor's Degree in Public Safety Administration from St. Petersburg College and a Master's Degree in Management/Leadership from Troy University. He is also a graduate of the Eckerd College Management Development Institute's Leadership Development program and the St. Petersburg Chamber of Commerce Leadership St. Pete program.

Gang Wang – Senior Consultant. Dr. Wang is an expert in analyzing fire department, emergency medical service (EMS) agency, and private ambulance service workload, deployment, and response time. Dr. Wang has completed more than seventy fire and EMS studies in thirty states. He specializes in managing large-scale data sets and applying advanced mathematical models to design the most efficient system to provide fire and EMS services.

Dr. Wang holds a Ph.D. degree in industrial engineering from Wayne State University. Dr. Wang has conducted research in areas of cross-cultural decision making, supply chain management, and revenue management. He has presented at national and international conferences and has published several peer-reviewed journal articles and a book chapter.

Brian McGrath – Senior Consultant. Brian McGrath serves as President of CAD North Inc. His responsibilities include Administration, Marketing, Software Development and Business Analysis/Requirements Documentation. He brings over 18 years' experience in Information Systems management and development in the public safety industry including 10+ years Business and Systems Analysis in public safety software development. He has exceptional ability at requirements capture, analysis and documentation and is fully conversant with all aspects of the software product development and implementation life cycle. He is an experienced software developer of public safety dispatch applications including software development using TriTech's RAPTOR API. He possesses excellent communications and interpersonal skills, is comfortable at all organizational levels and has a solid base of operational experience in public safety communications.

IN WITNESS WHEREOF, the parties, through their respective authorized representatives, have executed this Agreement as of the Effective Date.

FITCH & ASSOCIATES, LLC

By: Steven Knight 2/20/2025
Steven Knight, Partner

Rosemurgy Acquisitions, LLC

By: Rick M. Stephano

Name: Rick Stephano
Rosemurgy Acquisitions, LLC

EXHIBIT A

Compensation

Client shall compensate Consultant for the provision of Services as follows:

- **Professional Service Fee:** The Consultant fee shall be a total project rate of \$44,995 USD, to be invoiced in two phases as outlined below:
 1. 50% (\$22,497.50 USD) due upon contract execution.
 2. 50% (\$22,497.50 USD) due upon receipt of the Draft Summary Report.
- **Expenses:** Travel and related expenses are included in the total project cost.

If, during the term of this Agreement, the scope of the Services to be provided by Consultant is modified or Consultant identifies any unforeseen circumstances that will extend the length of the Services, Consultant shall proactively discuss such issues with Client. In such circumstance, the parties agree to discuss in good faith any necessary modifications to the compensation and Services provided by the Consultant.

Consultant shall submit its invoices to:

ATTN: Rosemurgy Acquisitions, LLC
Attn: Mr. Rick Stephano
1801 South Federal Highway
Boca Raton, FL 33432

Undisputed invoices are to be paid within 30 days of receipt by Client.