



DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

Project Name: Lakes of Carolina

Applicant: Matthew H. Scott, Esquire, Greenspoon Marder, LLP, agent for Alexander S. Rosemurgy II, Rosemurgy Acquisitions, LLC

Project Location: 3011 N Rock Island Road

Application #: 24-400057

Application Type: Land Use Plan Amendment ("LUPA")

I. RECOMMENDATION:

CONDITIONAL APPROVAL

II. SUMMARY:

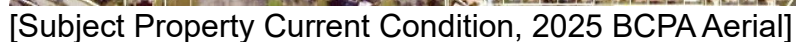
Rosemurgy Acquisitions, LLC ("Applicant") has submitted a LUPA application with the intent of redeveloping the Carolina Club golf course, located at 3011 N Rock Island Road ("Subject Property") to not more than 540 townhouses and 30,000 square feet of commercial, with not less than 65 net acres of open space. Applicant has submitted concurrent applications for Development Agreement and Rezoning of Subject Property. Subject to the approval of the Development Agreement, complete update of application materials for the revised concept, and satisfaction of DRC comments, staff recommends a conditional approval because the revised LUPA application is consistent with the Comprehensive Plan.

III. ANALYSIS:

General

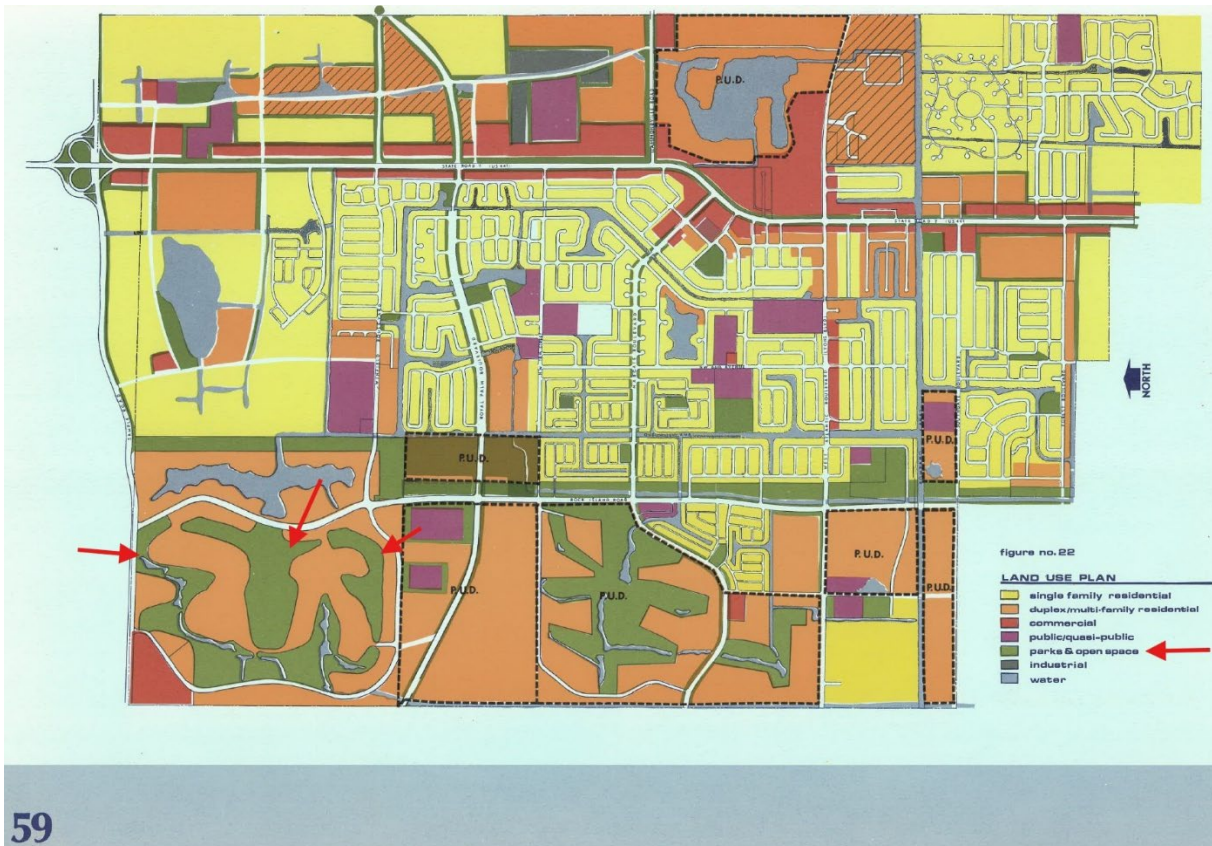
The subject property of this application consists of a 143.5-acre golf course with country club style clubhouse, located at 3011 North Rock Island Road. The approximately 6-acre portion of Subject Property where the clubhouse is located has been platted, and located on parcel O-1 of the Holiday Springs East plat (133-49). The remainder of Subject Property has not been platted.

Subject Property is generally located south of Sample Road, west of Rock Island Road, east of Holiday Springs Boulevard, and north of Royal Palm Boulevard. It is +/- 143.5082 net acres (+/- 148.7729 gross acres) in area and can further be identified by Broward County Property Appraiser ("BCPA") Folio numbers 484123060040 and 484123000020.



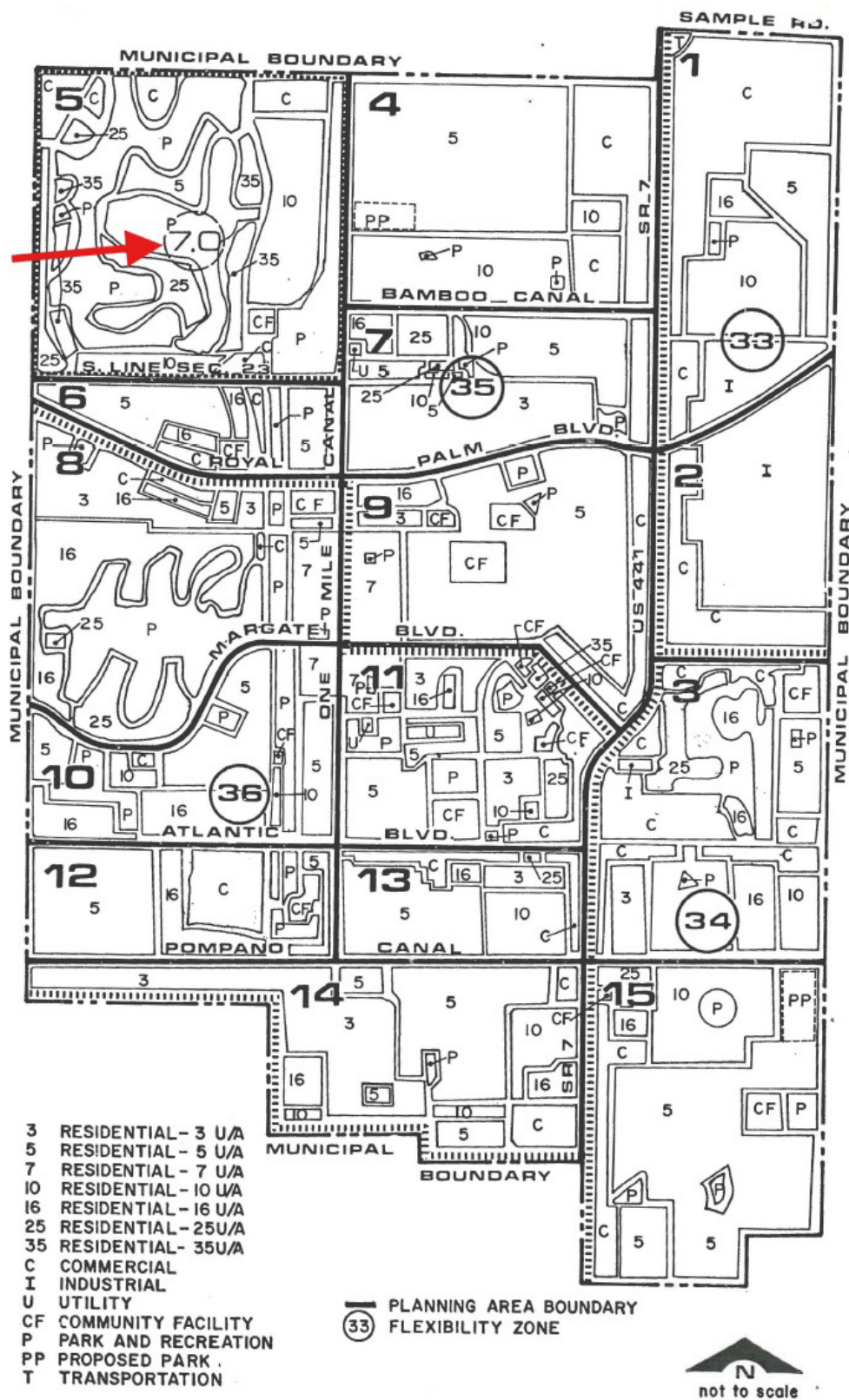
Subject Property was developed as a golf course in 1973. There was a major redevelopment of the property in 1988-1992, including approval and construction of the country club style clubhouse referenced above. Broward County Property Appraiser ("BCPA") records indicate that the clubhouse on subject Property completed construction in 1992. Local Business Tax Receipt ("LBTR") indicate that all business operations ceased in 2022.

Subject Property has been depicted as parks & open space as early as the 1973 Margate Master Comprehensive Plan, adopted by Ordinance 73-19 on July 11, 1973.



[Figure No. 22 – (Future) Land Use Plan, Page 59, 1973 Margate Master Comprehensive Plan]

On November 15, 1978, the City of Margate adopted a Future Land Use Element. This element is the first appearance of a dashed line of the City's Future Land Use Map ("FLUM"). A dashed-line area on a future land use map is a tool designed to provide flexibility in planning. Broward County maintains land use authority over all of the cities within, and each city's land use plan must be consistent with Broward's. These dashed line areas provide for the planning of public facilities such as roadways within the understanding of a maximum number of dwelling units that can be built within in a given dashed line area. When it comes to residential development, the County's map only depicts the size and average residential density of a dashed line area. Margate's map provides additional detail, showing the specific residential density limits per development within a given dashed line area. Provided the total number of dwellings units built does not exceed the average density of the dashed line area, a city has additional flexibility in choosing where within a dashed line area that residential density is built. These changes may be processed without the need of amending the County's land use map, hence the flexibility afforded to a local government. Changing other land use categories within a dashed line area, such as commercial or open space does, however, require amendment of the County's map. This dashed line area was depicted as approximately 640 acres, with an average density of seven dwelling units per acre. Each amendment of Margate's Comprehensive Plan since the 1978 Land Use Element continued this land use pattern around Subject Property.



[Figure IV-4 – Future Land Use Plan Map, 1978 Future Land Use Element]

The Margate FLUM currently has four dashed line areas. A portion of the data and analysis provided in Element IV Recreation and Open Space of the Margate Comprehensive Plan offers a bit of historical context as to why three of the four dashed-line areas were designated on the Margate FLUM. The relevant passage is as follows:

Golf Courses

The city contains 4 golf courses that are owned and operated by the private sector. Play on each of these is open to the general public or by membership. There are two 18 - hole courses featuring championship play. These courses also feature associated clubhouse facilities, driving range, and putting greens.

There are also two 9 - hole courses offering par 3 play, the so-called executive golf course. The golf courses located within the City of Margate are listed and described in Table IV-2 and shown graphically in Figure IV-2. There are no miniature golf courses in the city, but the mention of same in the Recreation and Open Space Element would be inappropriate since this use is accounted for in commercially zoned districts.

Each of these golf courses were set aside by the developer of the larger overall neighborhood in which it is located. From a planning perspective, each serves as an open space feature, which allowed a higher density development to be located around it. In lieu of a monolithic lower density, the dwelling units that would have been located on the golf course parcel are transferred to the surrounding residential properties. The proximity of the course and the resultant vistas are quite popular with unit purchasers and the higher density in the surrounding tracts generally lowers land development costs.

This passage has been in Element IV of the adopted Comprehensive Plan since 1989. It provides staff and policymakers with an understanding of the history of these dashed-line area neighborhoods which feature a golf course, but this verbiage does not preclude the City Commission or County Commission from authorizing an amendment to their respective Comprehensive Plans. The pattern of land use consisting of high density residential surrounding a golf course was consistent with this dashed line area throughout the 1970's and 1980's. Figure IV-4, above, depicting the 1978 Future Land Use Plan Map shows adjacent residential densities as high as 35 dwelling units per acre adjacent to Subject Property which had a future land use of Park. In the late 1980's, the land use pattern of this neighborhood began to morph into lower density residential surrounding the golf course. Ordinance 93-27 adopted a LUPA that adjusted the City's FLUM to reflect recent developments in this dashed line area, most of which depicted reductions in residential densities, and two reflected a change from commercial to residential. This amendment only changed designations of individual parcels within the dashed line area and did not affect or amend the average density of seven dwelling units per acre for the overall dashed line area.

Land Use

Subject Property is located in Dashed Line Area "A" of the Margate Future Land Use Map and has a land use designation of Commercial Recreation. Dashed line areas are depicted on the FLUM by a red dashed line border, with the average density appearing within a circle inside the dashed line boundary. The average density of a dashed line area is permitted to be an irregular density. Dashed Line Area "A" is 636.18 acres and permits an average density of seven dwelling units per acre. The majority of Dashed Line Area "A" is built out. There are currently 3,383 dwelling units built within this

[Dashed Line Area "A" current configuration.]

Parcels that are adjacent and/or contiguous to Subject Property have the following land use designations:

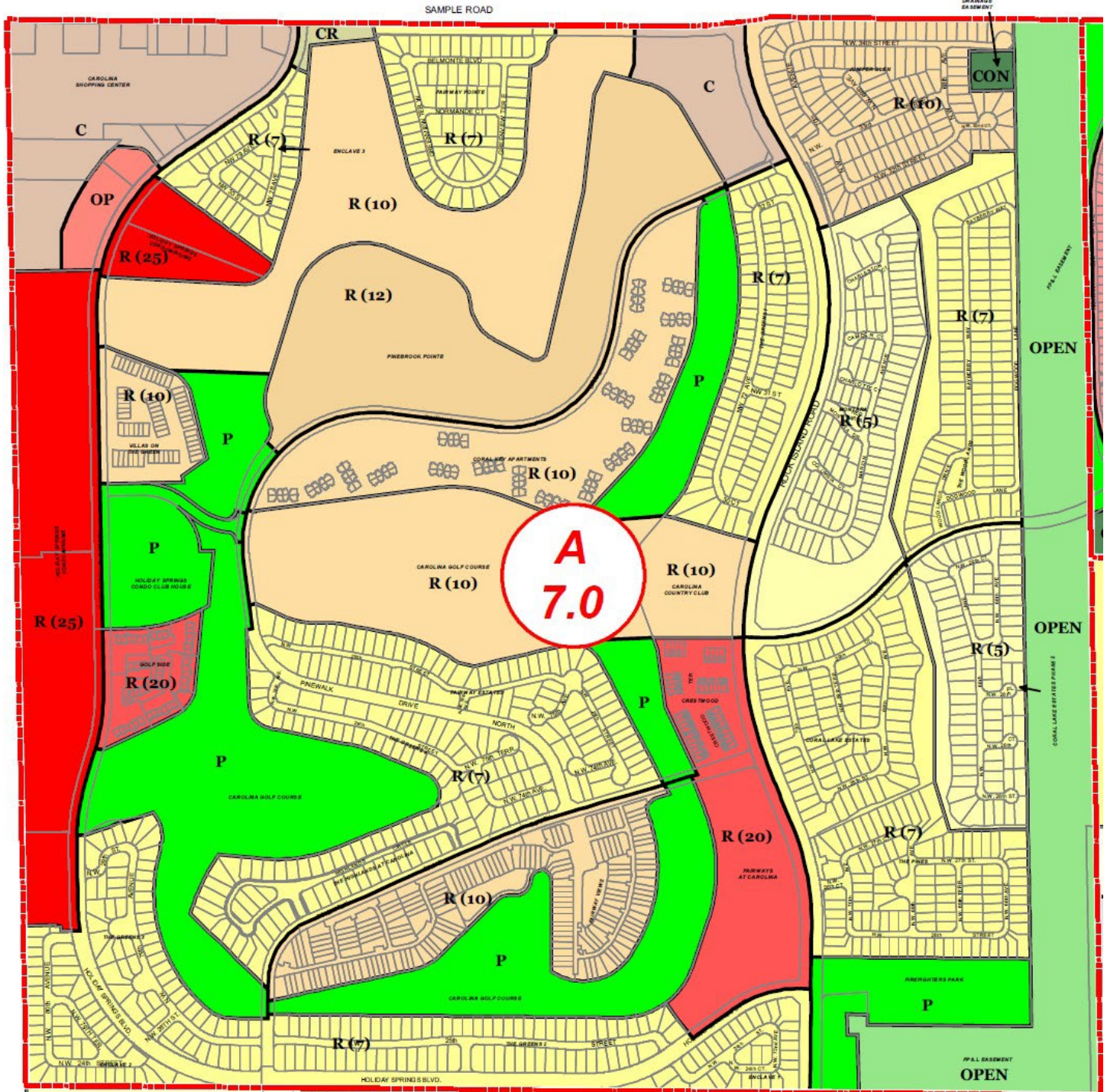
RELATION	NAME	DEVELOPMENT TYPE	Land Use
North	Fairway Pointe	Single Family, detached	R(7)
Northwest	Enclave 3	Single Family, detached	R(7)
Northwest	Holiday Springs Condominiums	Multifamily, 4-story	R(25)
West	Holiday Springs Condominiums	Multifamily, 4-story	R(25)
West	Villas on the Green	Multifamily, low-rise	R(10)
West	Holiday Springs Condominiums	Clubhouse	Park
West	Golf Side	Multifamily, low-rise	R(20)
Central (north)	Pinebrook Pointe	Multifamily, low-rise	R(12)
Central (north)	Coral Key Condominiums	Multifamily, low-rise	R(10)
Central (south)	Fairway Estates	Single Family, detached	R(7)
Central (south)	The Greens IV	Single Family, detached	R(7)
Central (south)	The Highlands at Carolina	Single Family, detached	R(7)
Central (south)	Fairway Views	Townhouses	R(10)
East	Juniper Glen	Single Family, detached	R(10)
East	The Greens I	Single Family, detached	R(7)
East	Crestwood	Townhouses	R(20)
East	Fairways at Carolina	Multifamily, low-rise	R(20)
Southwest	The Greens III	Single Family, detached	R(7)
Southwest	Enclave 2	Single Family, detached	R(7)
Southeast	Enclave 1	Single Family, detached	R(7)
South	The Greens II	Single Family, detached	R(7)

Within The Margate Future Land Use Element, Part 2: Plan Implementation provides procedures and references for administering the Comprehensive Plan, including the processing of plan amendments. Section i) Definitions, within Part 2, provides the following definition for Dashed Line Area:

DASHED-LINE AREA - means an area on the Future Broward County Land Use Plan Map (Series) bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area. The density within a Dashed-Line Area may be an irregular density.

Policy 1.2.6 of the Future Land Use Element, of the Margate Comprehensive Plan identifies each dashed line area on the Margate FLUM by letter. Subject Property is within Dashed Line Area “A”. This policy also establishes the inventory of each land use category within a given dash line area, effectively setting the specific locations and densities. Since this policy establishes the maximum densities of each parcel within a dashed line area, this policy would have to be amended to allow Applicant’s requested LUPA.

Applicant's LUPA request includes both a map amendment and text amendment to the Margate Future Land Use Element. Applicant has presented Subject Property subdivided into Parcels A – H to help clarify the request. A legal description with sketch exhibit has been provided for each parcel.



This application was reviewed by the Margate Development Review Committee (“DRC”) twice. The first review cycle led to a meeting with the DRC on May 13, 2025, and the second review cycle led to a meeting on August 26, 2025. The result of both meetings was a recommendation to resubmit the

application with more information to resolve DRC staff comments (Exhibit A). The Department of Environmental and Engineering Services (“DEES”) had unresolved comments pertaining to public facility concurrency. Many of these issues can be resolved through the Development Agreement, which defers most of the requested analyses to site planning and permitting.

For these DRC review cycles, the LUPA application consisted of the following request:

PARCEL	ACREAGE*	PROPOSED LAND USE	PROPOSED DEVELOPMENT
A	7.6180	Commercial	57,500 sqft Commercial
B	37.8922	R(10)	377 Townhouses
C	36.2337	R(14)	507 Midrise Apartments
D – H	67.029	Park	Drainage Lakes with Rec Trail

* Gross Acreage

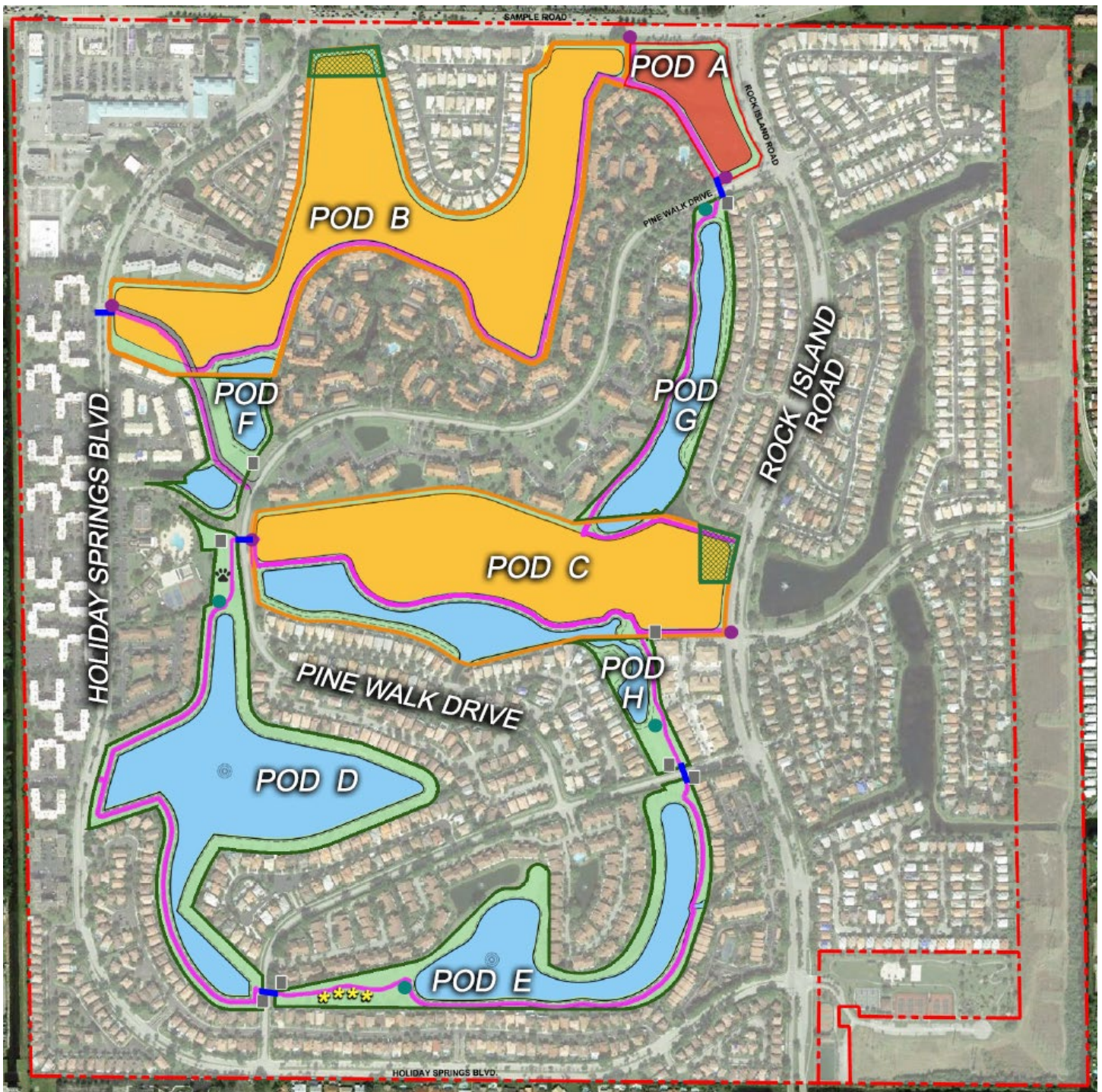
Following the second DRC review, Applicant decided to proceed to public hearings. Upon scheduling of the Planning and Zoning Board public hearing on September 11, 2025, Applicant requested to defer the hearing to October 7, 2025. During this time, Applicant met with the community to discuss the project. Following the neighborhood meetings, Applicant submitted a revised concept with a lower intensity development requested, as follows:

PARCEL	ACREAGE*	PROPOSED LAND USE	PROPOSED DEVELOPMENT**
A	7.6180	Commercial	30,000 sqft Commercial
B	37.8922	R(10)	290 Townhouses
C	36.2337	R(10)	250 Townhouses
D – H	67.029	Park	Drainage Lakes with Rec Trail

* Gross Acreage

** Restricted by Development Agreement and Restrictive Covenants

To bring forward the revised concept, Applicant submitted a revised Conceptual Master Plan, a revised FLUM exhibit, a memo to explain the new concept, and a revised draft development agreement. The remainder of the application and its exhibits have not been updated. The DRC has not had the benefit of reviewing the new concept, however, it is a lower intensity, which represents a lower demand for public services, which could potentially alleviate the concurrency related comments.



[Excerpt of Applicant's Revised Conceptual Master Plan]

The above Conceptual Master Plan shows the types and locations of proposed development. Pod A (red) is proposed for Commercial. Pods B and C (orange) are proposed for townhouses. Pods D-H (green and blue) are proposed for drainage lakes and recreational amenities. The size of the lakes are approximate because a detailed drainage analysis has not been provided. This type of analysis requires site planning and civil engineering to plan accurately. Draft language of the Development Agreement submitted concurrently with this application acknowledges and understands that Subject Property will continue to accept drainage from adjacent developments, and "The Project's drainage

system shall be engineered to ensure that post-development stages for the ten (10), twenty-five (25), and one hundred (100) year storm events are anticipated to be equal to or lower than pre-development stages for those same events.”

Requested amendments to Policy 1.2.6 are as follows:

Policy 1.2.6 For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities pursuant to the City’s land use plan amendment process. The maximum permitted development and approximate acreage within each dashed line area is as follows:

DASHED LINE AREA “A”

Total Acreage: 636.187
Average Density Permitted: 7.0

Map Designation	Acreage
R(25)	34.17 <u>8</u>
R(20)	24.58
R(12)	35.34 <u>34.72</u>
R(10)	74.9 <u>149.09</u>
R(7)	182.6 <u>276</u>
R(5)	42.04
Commercial	22.83 <u>30.45</u>
Office Park	3.57
Commercial Recreation	150.38 <u>1.05</u>
Parks	47.27 <u>85.07</u>
Open Space	47.48
Conservation	1

Process and Criteria

Section 40.322 of the Margate Unified Land Development Code (“ULDC”) establishes the DRC and provides the role of this committee. Part (B) of this section provides that the DRC shall meet on a regular basis for the purpose of reviewing and submitting to the Planning and Zoning Board a report on all applications for any proposed land use plan amendments. The Margate Planning and Zoning Board reviewed Applicant’s LUPA at the October 7, 2025 public hearing. In accordance with Section 40.324(D) ULDC, the Planning and Zoning Board recommended approval of the revised LUPA with a 2-1 vote.

The following portion of this report provides reviews of consistency with the Comprehensive Plan.

These considerations with staff commentary denoted with “→” are provided below:

Part 2: Plan Implementation, of the Future Land Element, of the Margate Comprehensive Plan describes required considerations for amendments to the Land Use Plan, as follows:

h) Plan Amendments

3. Required Land Use Plan Amendment Considerations

- 3.1 The availability of sanitary sewer service, or plans to expand or provide such service within a financially feasible capital plan, adopted by the City, shall be a primary consideration when amendments to the Land Use Plan for increased densities and intensities are proposed.

→ The DEES Department issued a letter on August 5, 2025 which confirms that both the wastewater treatment plant and the water treatment plant have sufficient capacity to serve the proposed development. Section 2e)iii of the draft Development Agreement places the cost and responsibility for all necessary improvements to the water and sewer infrastructure needed to provide service to the proposed development. This agreement defers the analysis to site plan review. Section 5c also describes improvements to sanitary sewer collection, transmission and treatment provided by Applicant.

- 3.2 Prior to adopting a land use plan amendment, the City shall determine whether adequate public facilities and services will be available when needed to serve the amendment site.

→ Section 2e) of the draft Development Agreement describes a plan for how this development will satisfy concurrency requirements. This section covers traffic and roadway improvements, water and sewer, stormwater, a contribution for park improvements, and a dedication of land for a new fire station. Section 5 of the draft Development Agreement provides for drainage, potable water, sanitary sewer, solid waste, parks, and road concurrency.

- 3.3 The City shall determine the consistency of land use plan amendments with the Public School Facilities Element. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of the Element, to accommodate the projected student impact or proposed amendments. As provided for within the Amended Interlocal Agreement for Public Schools Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.

→ Applicant provided a School Consistency Review Report prepared by the School Board of Broward County staff. This report analyzed the original concept which consisted of 884 dwelling units. The report concluded that that 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.

- 3.4 Amendments to the Land Use Plan containing golf courses, including closed golf courses, shall analyze and address the following impacts of golf course development:

- i. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

- Applicant proposes 67 gross acres of land to be utilized as drainage lakes with an recreational trail and associated amenities. These 67 acres will be preserved with a Park land use designation, the commitments within the draft Development Agreement, as well as restrictive covenants. Section 2d of the draft Development Agreement describes the proposed improvements related to recreation and open space, including a minimum paved width of the recreational trail of eight feet, trail signage, a minimum of 10 vehicle parking spaces, a minimum of four pocket parks with benches, exercise equipment, dog stations, and trash receptacles.
 - ii. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
- Applicant proposes 67 gross acres of land to be utilized as drainage lakes for the project and surrounding properties that currently drain into Subject Property. Although this is a preliminary analysis of drainage needs, Applicant commits to a full drainage design and necessary improvements in Sections 2 and 5 of the draft Development Agreement.
 - iii. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on site.
- Applicant submitted an Environmental Assessment prepared by EW Consultants, Inc. This report did not find any threatened, endangered, or otherwise protected animals or nesting sites on Subject Property. The report states that Subject Property was cleared of natural vegetation when it was developed in the 1970's. The City has no record of historic trees on Subject Property.
 - iv. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.
- Applicant has provided both a Phase 1 and Phase 2 environmental assessment with this application. The City is not the permit authority for environmental contamination. Rather, the County and State will be involved in permitting any required mitigation. Additionally, an existing Declaration of Restrictive Covenants was recorded by the property owner in 2008 to restrict the use of the property as a golf course only due to contamination. This covenant was recorded as Instrument #107948193 in Book 45443, Page92 of the public records of Broward County. The covenant is in effect until the Broward County Environmental Protection Department issues a release and it is published in public records of Broward County.
 - v. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

- In addition to the Conceptual Master Plan provided by Applicant shows, a Pedestrian Connectivity Plan and Vehicular Access Plan was also provided. These plans show the proposed recreational trail described in the draft Development Agreement, as well as a new roadway to connect Pinewalk Drive North to Holiday Springs Boulevard, located between Pod B and Villas on the Green. These plans show how the new trail ties into and expands the existing sidewalk network, as well as the new amenities proposed with this development.

3.5 Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by Land Use Plan are subject to BCLUP Policy 2.16.2, which requires that the City and applicant coordinate and cooperate to implement the City’s policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

- This LUPA is requesting assignment of dwelling units that already exist on the FLUM within Dashed Line Area “A”. This LUPA does not propose to add any new dwelling units to the map, therefore, Policy 2.16.2 of the Broward County Land Use Plan does not apply. During the LUPA pre-application process, staff asked if the Applicant proposed to include affordable housing, and Applicant’s response was:

“The applicant is not proposing affordable housing as part of this development. The applicant is proposing to develop up to 884 residential dwelling units already approved by the Broward County Land Use Plan. As such, Policy 2.16.2 is not applicable.”

3.6 The City shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.

- Applicant submitted an Environmental Assessment prepared by EW Consultants, Inc. Regarding wetlands, the report concluded:

“The site review did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. However, final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant State (South Florida Water Management District) and Federal (Florida Department of Environmental Protection) agencies.

The existing ponds and ditches on the site will be considered “other surface waters” in accordance with the South Florida Water Management District rules and will be considered “non-wetland waters of the U.S.” by the FDEP.”

3.7 The impacts of land use plan amendments on historic, archeological and paleontological resources shall be considered in the approval process.

- Applicant has provided correspondence from the Florida Department of State, Division of Historical Resources which indicates that there are no cultural resources recorded for Subject Property.

The Future Land Use Element of the Margate Comprehensive Plan provides the following definition of compatibility.

COMPATIBILITY - means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

With this context of the meaning of ‘compatibility,’ staff provides the following analysis of the application Goals, Objectives, and Policies.

GOAL 1: ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

Policy 1.2.2 The compatibility of existing and future land uses and the established character or predominantly developed areas shall be a primary consideration in the review and approval of amendments to the Future Land Use Plan in order to prevent incompatible uses. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance with existing land use patterns.

Policy 1.2.4 Commercial and industrial land use plan designations shall be located in a manner that does not adversely affect existing and future land use designated residential areas.

Policy 3.2.2 All proposed development, shall be compatible with adjacent land uses. Compatibility determination shall include consideration of factors such as, but not limited to, operational characteristics and intensity of use (ex: hours of business, indoor vs outdoor activities, traffic generation, etc.), noise, glare, odor and other externalities, and adequacy of buffering.

- This report described the history of this neighborhood, as well as the intention of dashed line areas which feature a golf course. By the late 1980's, development trends featuring single family homes began to shift the character of this dashed line area away from the original concept of high density residential surrounding an open golf course, closer to a lower more monolithic density. While the original concept of this LUPA raised compatibility concerns by proposing six-story midrise multifamily buildings adjacent to single family detached dwellings, the revised concept with lower density two-story townhouses alleviates this concern. Proposing commercial land use at the corner of Sample Road and Rock Island Road is an appropriate land use at this location. The Broward County Trafficways Plan classifies both of these roads as arterial. Given the size and intensity of this intersection, a modestly sized commercial development could take advantage of the high

volume of traffic that occurs on arterial roadways, while providing a physical buffer for the existing and proposed residential developments behind it.

OBJECTIVE 4.2 Provide recreation and open spaces that meet the needs of residents and that are compatible with the character of the City.

- Given the methodology for calculating recreation and open space acreage, golf courses have a relatively low value of land that can be credited toward the City's park inventory. The City of Margate relies on the Implementation Procedures provided in the Broward County Land Use Plan. These procedures provide that, "golf course acreage may satisfy no more than 25% of the total Community Park and Open Space requirement." The City's current acreage requirement needed to maintain minimum Level of Service is 192.5 acres. While there are approximately 279.33 acres of golf course in the City, these golf courses provide an LOS credit of 48.12 acres. If the 148 acres of the Carolina Golf Course is deducted from the 279.33 acres of golf course, the maximum credit from golf courses will still be 48.12 acres because of the limitation of providing not more than 25% of the required acreage. This LUPA will actually provide an additional credit of 65 net acres/67 gross acres due to the proposed lakes and recreation trail therein.

GOAL 3: THE COST OF PUBLIC INFRASTRUCTURE TO SERVICE NEW DEVELOPMENTS AND REDEVELOPMENTS SHALL BE BORN BY SAME, THEREBY MAINTAINING A COMPARATIVELY LOW RATE OF LOCAL TAXATION AND PUBLIC INDEBTEDNESS.

- The draft Development Agreement provides commitments for the public infrastructure needed to serve the proposed development.

Conclusion

Subject to the approval of the Development Agreement, complete update of application materials for the revised concept, and satisfaction of DRC comments, staff recommends a conditional approval because the revised LUPA application is consistent with the Comprehensive Plan.



Andrew Pinney, AICP
Senior Planner
Development Services Department
City of Margate

STAFF REPORT EXHIBITS

Exhibit A: DRC Staff Review Comments – Application 24-00400057

Exhibit A: DRC Staff Review Comments – Application 24-00400057

Project Name: 24-00400057

Project Description: Carolina Club LUPA

Review Comments List Date: 8/21/2025

Ref. # 43, Building, Richard Nixon, 4/15/25 11:08 AM, Cycle 1, Info Only

Comment: Documents were not reviewed for Florida Building Code compliance. Permits and plans will be required.

Ref. # 31, Engineering, Paula Fonseca, 2/13/25 4:41 PM, Cycle 1, Info Only

Markup: Changemark note #01-ENG, 3_LUPA Application Text_October 2024.pdf

Where is the engineering analysis demonstrating how the site will be drained and impact on surrounding properties? Provide analysis of proposed drainage and its impact on neighboring properties and roads currently discharging into the existing lakes/properties.

Reviewer Response: Paula Fonseca - 3/24/25 4:13 PM

This task to be completed during site plan approval.

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Per conference with Curt Keyser, David Tolces, Cale Curtis, and DSD staff, the detailed analyses will be provided during the site plan phase of this entitlement process. The submitted LUPA provides a Drainage analysis demonstrating drainage capacity/concurrency for the proposed project.

Ref. # 32, Engineering, Paula Fonseca, 2/13/25 4:43 PM, Cycle 1, Info Only

Markup: Changemark note #02-eng, 3_LUPA Application Text_October 2024.pdf

Demonstrate that the existing water distribution system has enough capacity to serve the proposed development including fire flow requirements.

Reviewer Response: Paula Fonseca - 3/24/25 4:13 PM

This task to be completed during site plan approval.

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Per conference with Curt Keyser, David Tolces, Cale Curtis, and DSD staff, the detailed analyses will be provided during the site plan phase of this entitlement process. The submitted LUPA provides a Potable Water analysis demonstrating water capacity/concurrency for the proposed project.

Ref. # 33, Engineering, Paula Fonseca, 2/13/25 4:44 PM, Cycle 1, Info Only

Markup: Changemark note #03, 3_LUPA Application Text_October 2024.pdf

Demonstrate the existing lift stations, force main system and/or gravity system serving the proposed improvements have enough capacity to handle the additional flow.

Reviewer Response: Paula Fonseca - 3/24/25 4:13 PM

This task to be completed during site plan approval.

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Per conference with Curt Keyser, David Tolces, Cale Curtis, and DSD staff, the detailed analyses will be provided during the site plan phase of this entitlement process. The submitted LUPA provides a Sanitary Sewer analysis demonstrating capacity/concurrency for wastewater anticipated to be generated by the proposed project.

Ref. # 34, Engineering, Paula Fonseca, 2/13/25 4:47 PM, Cycle 1, Info Only

Markup: Changemark note #04, 3_LUPA Application Text_October 2024.pdf

Comments may be provided during the review of the Traffic Impact Assessment report; therefore, additional comments may be provided in the traffic section

Responded by: LINDSAY MURPHY - 3/13/25 9:15 PM

Comment is noted and understood.

Ref. # 48, Engineering, Paula Fonseca, 5/1/25 10:36 AM, Cycle 1, Unresolved

Comment:

TRAFFIC

Section F. Traffic Circulation

Table 2: Current Roadway Data Daily

Atlantic Blvd: Rock Island Road to SR 7, Capacity is 50,000, V/C = 1.0 and LOS is D in the MPO Table. Table 2 does not match.

Reviewer Response: Paula Fonseca - 8/14/25 4:33 PM

Table 2 was not corrected. It appears the information requested for Table 2 has been added to Table 4. Please revise both Table 2 and Table 4. Please revise Table 4 column to say 2045 Future Daily and not 2020 Existing Daily.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The capacity for this roadway link has been updated to match the MPO table.

Ref. # 51, Engineering, Paula Fonseca, 5/1/25 10:38 AM, Cycle 1, Unresolved

Comment:

TRAFFIC

Section G. Mass Transit Analysis

1.BCT Route is not within a mile of the site via roadways. There is no East-West connection to Riverside Drive.

2.Margate Routes C and D are not included in the letter from Broward County Transit.

3.Broward County Transit correspondence is included in Exhibit S, not T.

Reviewer Response: Paula Fonseca - 8/14/25 4:34 PM

Please Provide: Revised BCT Letter

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

BCT 62 has been removed from the Transit section due to the travel distance required to access Riverside Drive. An updated BCT letter will be provided upon receipt. Exhibit designation has been revised.

Ref. # 55, Engineering, Paula Fonseca, 5/1/25 10:40 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Provide update on the status of the Site Assessment Report, Soil Management Plan/Remedial Action Plan, remediation, verification testing, and modification to the DRC as recommended in the Phase II ESA.

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The Applicant continues to work on the on the items recommended in the Phase II, as required.

Ref. # 56, Engineering, Paula Fonseca, 5/1/25 10:41 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Provide status of the ongoing State-funded remediation of PAHs at the southwest corner of the maintenance building.

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

State-funded cleanup (Petroleum Restoration Program) at the maintenance area is on hold due to out-of-compliance issues with the underground storage tank; the additional soil removal that was expected to occur in 2024 is on hold. The FDEP letter explaining the suspension of work is dated 4/24/2023; that file and others are available in the FDEP Oculus database under FDEP facility ID # 8732113 (Storage Tanks).

Ref. # 57, Engineering, Paula Fonseca, 5/1/25 10:41 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Provide update regarding comment on Phase I and Phase II ESA - Declaration of Restrictive Covenant (DRC) imposing several restrictions including land use restrictions limiting land use to a golf course facility.

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The Phase I ESA and Phase II ESA remain representative of current conditions. An updated Phase I ESA is likely to be required by the lender within 180 days of closing. The existing DRC will remain in effect as an interim measure (including the restriction to limit land use to a golf course facility) until site assessment and remediation can be implemented. After cleanup, as part of the required regulatory closure process with FDEP and Broward County, the applicant will then work with the agencies to release or modify the existing DRC and issue a new or amended DRC with the appropriate new restrictions.

Ref. # 58, Engineering, Paula Fonseca, 5/1/25 10:42 AM, Cycle 1, Unresolved

Comment:

ENVIRONMENTAL

Will the maintenance area be reevaluated under another Phase II ESA to determine successful remediation due to presence of arsenic in soil and groundwater?

Reviewer Response: Paula Fonseca - 8/15/25 4:17 PM

Current DRC imposes several restrictions including land use restrictions limiting land use to a golf course facility, as indicated in DRC dated 4/17/2008. The State-funded remediation of PAHs at the southwest corner of the maintenance building has been put on hold due to compliance issues with the underground storage tanks and additional soil removal is on hold (as per applicant response on 7/10/2025). Therefore, land use plan amendment request for former Carolina Country Club to amend land use designation from Commercial Recreation to Commercial and Residential R-10 and R-14 does not meet adequate mitigation plan to address existing environmental contamination as reported in Phase 1 and phase 2 ESA which poses unacceptable risks to public health.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

After State-funded remediation of the PAHs at the maintenance area (their plan includes soil removal), the remaining soils will require additional characterization for arsenic in soil and groundwater. Rather than a Phase II ESA, this assessment is expected to be part of the Site Assessment Report (SAR).

Ref. # 63, Engineering, Paula Fonseca, 8/15/25 4:48 PM, Cycle 2, Unresolved

Comment:

Based on submitted documents under this application, the applicant fails to demonstrate that adequate capacity will be available at the adopted level standards established in the Margate Comprehensive Plan Policy 3.1.2.b. for surface water management, solid waste collection and disposal, potable water supply and distribution; and wastewater collection and disposal; since no Site Plan, Civil Engineering Plans, and/or study reports (e.g., drainage evaluation, potable water hydraulic analysis, sewer hydraulic report, analysis of existing lift stations impacted, evaluation of gravity sewer system, expected solid waste generation and methodology to address it, etc.) were submitted to address each one of the required disciplines.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.e to determine floor elevations of proposed development are at or above the minimum prescribed by the National Flood Insurance Program since no Site Plan or Civil Engineering Plans were submitted.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.f to demonstrate that safe, adequate access is provided from adjacent streets and within the development.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.g to determine that a surface water management system meeting or exceeding the design criteria of the South Florida Water Management District is provided by the proposed development since no Site Plan or engineering analysis was provided to demonstrate how the site will be drained and its impact on surrounding properties currently discharging into the existing lakes at Carolina.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan Policy 3.1.2.i to determine that the proposed development is consistent with the design criteria specified in the land development regulations of the City of Margate since no Site Plan, Civil Engineering Plans and/or study reports were submitted.

Applicant fails to demonstrate compliance with the Margate Comprehensive Plan address management of storm water retention taking into account the extend to which the golf course provides storm water retention for the surrounding developments and how this will be mitigated along with any additional storm water impacts created by the new development since no drainage plans, study, evaluation nor reports were submitted to substantiate the proposed development plan.

Ref. # 44, Planning, Andrew Pinney, 4/29/25 9:13 AM, Cycle 1, Info Only

Comment:

'Protect environment/open space' was a key issue identified by the public during the Margate 2.0 comprehensive plan update. As applicable to this golf course LUPA, one of the strategies for this key issue is:

"To the extent possible, repurpose golf courses to offer tracts of green space that will attract native wildlife, restore ecological functions and provide opportunities for members of the surrounding community to interact with nature."

Recommend creating pockets of hardwood hammocks along proposed pedestrian trail and new drainage lakes.

Ref. # 45, Planning, Andrew Pinney, 4/29/25 4:51 PM, Cycle 1, Unresolved

Comment:

The proposed R(14) land use designation for Pod C raises compatibility concerns. This proposal contemplates six-story mid-rise multifamily development. Adjacent residential properties were developed at a much lower intensity. Property abutting the south of Pod C is mostly single family detached dwellings, with some townhouse. Property abutting the north of Pod C is low-rise two and three story garden condominium and single family family detached dwellings.

COMPATIBILITY - means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Policy 1.2.2 The compatibility of existing and future land uses and the established character or predominantly developed areas shall be a primary consideration in the review and approval of amendments to the Future Land Use Plan in order to prevent incompatible uses. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance with existing land use patterns [BLUP 2.10.2, 2.10.3].

Policy 3.2.2 All proposed development, shall be compatible with adjacent land uses. Compatibility determination shall include consideration of factors such as, but not limited to, operational characteristics and intensity of use (ex: hours of business, indoor vs outdoor activities, traffic generation, etc.), noise, glare, odor and other externalities, and adequacy of buffering.

Resolve issues through the Development Agreement.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The applicant provided a description of how the proposed amendment is consistent with existing and planned future land uses in the area. The draft Development Agreement, submitted under the DA, application has been revised to provide additional commitments pertaining to development standards for the project to address compatibility.

Ref. # 46, Planning, Andrew Pinney, 4/29/25 5:53 PM, Cycle 1, Info Only

Comment: This land use plan amendment is located within Dashed Line Area "A" on Margate's Future Land Use Map. The maximum permitted development and approximate acreage of each Dashed Line Area are provided in Policy 1.2.6, Element I - Future Land Use, Volume 1. A policy amendment is required to approve this map amendment.

Responded by: LINDSAY MURPHY - 7/10/25 2:57 PM

The the reeuest has been revised to also request a Comprehensive Plan Text Amendment to amend Policy 1.2.6 of Element 1 of the Margate Comprehensive Plan Future Land Use Element to revise the approximate acreages associated with each land use designation within Dashed Line Area "A" to reflect the acreages associated with the land use designations proposed with this application. The City's LUPA application form has also been revised to include this request and provided with this resubmittal.

Ref. # 62, Planning, Andrew Pinney, 5/6/25 5:50 PM, Cycle 1, Info Only

Comment: If relying on vested rights of this property, please follow the process described in Sec. 40.343 ULDC.