

**Carolina Club**  
**City of Margate**  
**Broward County, Florida**

**Application for:**  
**Amendment to the City of Margate Land Use Plan (LUPA)**

**Submitted:**  
**June 2024 to the City of Margate**  
**October 2024 to the City of Margate**  
**March 2025 to the City of Margate**  
**Date Pending to Broward County Planning Council**

**On Behalf Of:**  
**Rosemurgy Acquisitions, LLC**

## **Applicant**

### **Applicant**

Rosemurgy Acquisitions, LLC  
1801 South Federal Highway  
Boca Raton, FL 33432  
Phone: (561) 299-3305

## **Consultant Team**

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### **Legal Counsel**

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200 East Broward Boulevard  
Fort Lauderdale, FL 33301  
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Ph: (561) 392-1991

### **Engineering Services**

Thomas Engineering Group  
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### **Transportation Planning**

Kimley-Horn  
1920 Wekiva Way, Suite 200  
West Palm Beach, FL 33411  
Ph: (561) 845-0665

### **Environmental Resources Planning**

EW Consultants, Inc.  
601 Heritage Drive, Suite 124  
Jupiter, Florida 33458  
Ph: (561) 623-5475

### **Economic Analysis**

Munilytics  
7320 Griffin Road, Suite 102  
Fort Lauderdale, FL 33314  
Ph: (954) 903-0712

### **Sound Analysis**

Edward Dugger & Associates (ED&A)  
1239 SE Indian Street, Suite 103  
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### **Environmental Services**

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## **Summary of Redevelopment Request**

The applicant, Rosemurgy Acquisitions, LLC, with authorization from J&D Golf Properties, LLC, owner of the property, is requesting a Land Use Plan Amendment for approximately 148.552 gross acres within the property formerly known as “Carolina Golf Club,” located in the municipal limits of the City of Margate (“City”). The Amendment Sites are identified as folio numbers 4841 23 06 0040 and 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 Amendment Sites identified is attached as **Exhibit A**.

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. The Amendment Sites, known herein as Pods A through H, are identified on the Conceptual Master Plan attached as **Exhibit B**.

The applicant proposes to develop Pod A, comprising of 7.497 gross acres, located at the intersection of W. Sample Road and Rock Island Road, with neighborhood serving retail, restaurant and medical office uses. Commercial uses in this location will provide for needed services. The applicant proposes to develop Pod B, comprising of 37.795 gross acres, with up to 377 fee-simple, two-story, 3+ Bedroom Townhomes. The applicant proposes to develop Pod C, comprising of 36.234 gross acres, with midrise apartment buildings comprising of up to 507 residential units. A total of 884 units is proposed. 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 include development appropriate amenities for the use and enjoyment of the residents of Pods B and C. Combined, the proposed residential and commercial development will significantly increase the City’s tax base and revenues. An economic impact study conducted by Munilytics 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.

The applicant proposes to dedicate Pods D through H, totaling 67.027 gross/65.32 net acres, to the benefit of the City for use as community service public open space, when only 6.63 acres would be required for an 884 unit development. The previously semi-private for-profit (pay to play) open space will be developed with approximately 45 acres of new lakes, approximately three (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. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The recreational trail will be located adjacent to the lakes providing for panoramic vistas. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. 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 new community open space will bring the land area that comprises the City's Recreation and Open Space inventory to meet the City's Open Space Level of Service Standard from an anticipated surplus of 102.10 acres in 2050 to an anticipated surplus of 132.21 acres in 2050. As part of the dedication of Pods D through H as community serving open space, the applicant intends to include a deed restriction to the benefit of the County and City that limits the property from any future development with residential or commercial uses.

To allow for the redevelopment of the Carolina Golf Club, the applicant is seeking approval of a Future Land Use Map Amendment, and a Comprehensive Plan Text Amendment. 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).

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 C.**

Subsequent to the filing of the request for a Land Use Map Amendment with the City, the applicant intends to request a Land Use Map 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 within a 7.0 Dashed-Line Area, 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. A map identifying the County's current land use designation of the Amendment Sites and surrounding properties, along with the proposed County designations of the Amendment Sites, is attached as **Exhibit D.**

Concurrent with the Land Use Plan Amendment request to the City, the applicant is submitting a request for a Rezoning of 81.526 gross acres from the City's Open Space (S-2) District to the City's Community Business (B-2) District (Pod A - 7.497 gross acres), and to the City's Multiple Family Dwelling (R-3A) District (Pods B and C – 74.029 acres). A Rezoning is not required for Pods D through H as it is already designated Open Space (S-2), which allows for the use of the property as community serving open space. A map identifying the City's current zoning of the Amendment Sites and the surrounding properties, along with the proposed zoning of the Amendment Sites, is attached as **Exhibit E**. Additional information regarding the proposed redevelopment of the Carolina Club golf course can be found within the applicant's Rezoning request.

### **Dashed-Line Areas**

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." As identified on **Exhibit C** and **Exhibit D**, 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 (**Exhibit F**). 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. Accordingly, the applicant's request for Pods B and C is for a Land Use Map Amendment to a residential designation is only to change the designation on the City and County's Land Use Maps. The applicant intends to record a deed restriction to the benefit of the City and County that prohibits the use of any of the residential units that remain in the Dashed-Line Area on the 65.32 net acres/67.026 gross acres of the Amendment Sites (Pods D through H), thereby ensuring Pods D through H remain open space in perpetuity.

## **Land Use Plan Amendment Submittal Materials to City**

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, and an executed Public Hearing Sign Agreement. The applicant's submittal also includes a Noise Level Study included as **Attachment 1**). All other plans and documents required as part of a City Land Use Amendment Application are included as exhibits to the County's checklist.

The applicant's response to the County's *Application Checklist for Amendments to the Broward County Land Use Plan* is provided herein.

## **Checklist for Amendments to the Broward County Land Use Plan**

### **1. TRANSMITTAL INFORMATION**

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**The Amendment Sites are located within the municipal limits of the City of Margate. A letter of transmittal from the City will be required as part of the application submittal to the Broward County Planning Council.**

- B. Name, title, address, telephone, facsimile number and e-mail of the local government contact person.

**Elizabeth Taschereau  
Development Services Director  
City of Margate  
901 NW 66<sup>th</sup> Avenue, Suite C  
Margate, FL 33063  
Ph: 954-979-6213  
Email: etaschereau@margatefl.com**

- C. Summary of minutes from both the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

**The Land Use Map Amendment application has not yet been scheduled for local planning agency or local government hearing. A summary of the minutes of the public hearings will be required as part of the application submittal to the Planning Council.**

- D. Description of the public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

**Section 166.041(3)(a), Florida Statutes, requires specific notification procedures for Future Land Use Map Amendments for the Local Planning Agency hearing, the City Commission transmittal hearing and the City Commission adoption hearing. The State Statutes require that the City place an advertisement in a newspaper of general circulation prior to each hearing. The State Statutes specify the contents, size and duration of the newspaper notice and that notice of the first City Commission hearing appear at least 7 days before the hearing date, and notice of the second City Commission public hearing appear at least 5 days before the hearing date.**

**Section 40.310 of the City's Code of Ordinances requires additional notice. The City requires that public notice be mailed to all owners of real property within 1,500 feet of the subject property at least 14 days prior to scheduled public hearings. Additionally, Section 40.310 requires that a public notice sign be placed on the subject property at least 14 days prior scheduled public hearings. Section 40.310 and the City's Land Use Plan Amendment application form specify the contents of both the public notice mailers and the public notice signs.**

- E. Whether the amendment is one of the following:
- \*Development of Regional Impact
  - \*Small scale development activity (Per Florida Statutes)
  - \*Emergency (please describe on separate page)

**The amendment is not an amendment classified as a DRI, a small-scale development activity, an Emergency, or other amendment that may be submitted without regard to Florida statutory limits regarding amendment submittals. Per Florida Statutes, the proposed amendment is a large-scale amendment that is eligible for Expedited State Review.**

## **2. APPLICANT INFORMATION**

- A. Name, title, address, telephone and email of the applicant.

**Mr. Alexander S. Rosemurgy II  
Chief Executive Officer**

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**Email: arosemurgy@rpfla.com**

- B. Name, title, address, telephone and email of the agent.

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- C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

**J & D GOLF PROPERTIES, LLC**  
**Celestino Avila**  
**3011 N Rock Island Road**  
**Margate, FL 33063**  
**Phone: (954) 752-5847**  
**Email: CDavila@aol.com**

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.



The applicant is requesting to amend the land use 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)
- Park within a 7.0 Dashed-Line Area (Pods D through H - 67.026 gross acres)

The requested amendment would allow for up to 57,500 square feet of commercial use, up to 884 residential units, and will limit 67.026 gross acres to use as open space. The proposed 884 units are within the limits of the remaining allowable units in the Dashed-Line Area that encompasses the Carolina 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 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.

The Applicant proposes to develop the underutilized property with up to 377 fee-simple, two-story, 3+ Bedroom Townhomes, up to 507 apartments units, and up to 57,500 square feet of neighborhood serving retail, restaurant and medical office uses. The proposed development will provide new housing stock for the City and will provide a vibrant 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. An economic impact study conducted by Munilytics, attached as Exhibit G, demonstrates that the new 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. Further, the proposed development 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 proposes to dedicate 67.026 gross/65.32 net acres as community serving open space. The new open space will be redeveloped 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. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The Pedestrian Trail will be located adjacent the lakes providing for panoramic vistas. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. 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 entity formed by the applicant. The new community open space will add 30.21 acres to the City's Recreation and Open Space Inventory. As part of the dedication of Pods D through H as community serving open space, the applicant intends to include a deed restriction to the benefit of the County and City that limits the property from any future development with residential or commercial uses. The conceptual development of the Amendment Sites is illustrated on Exhibit B.

### 3. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The Amendment Sites are located in the Carolina Club in the City of Margate, and generally 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 Amendment Sites identified is attached as Exhibit A. The Amendment Sites comprise approximately 143.508 net acres, and 148.552 gross acres, as defined by the Broward County Land Use Plan (BCLUP). A breakdown of the net and gross acreage of each Pod is provided in the table below, and on Sheet 2 of the Survey, submitted as Exhibit H.

Area Intentionally Left Blank

Pod	Net Acreage	Adjacent Lands	Gross Acreage
Pod A	5.75 +/- ac.	1.747 +/- ac.	7.487 +/- ac.
Pod B	37.12 +/- ac.	0.675 +/- ac.	37.795 +/- ac.
Pod C	35.307 +/- ac.	0.927 +/- ac.	36.234 +/- ac.
Pod D	29.28 +/- ac.	0.790 +/- ac.	30.07 +/- ac.
Pod E	18.574 +/- ac.	0.141 +/- ac.	18.715 +/- ac.
Pod F	5.124 +/- ac.	0.565 +/- ac.	5.689 +/- ac.
Pod G	8.785 +/- ac.	0.085 +/- ac.	8.87 +/- ac.
Pod H	3.566 +/- ac.	0.116 +/- ac.	3.682 +/- ac.
<b>TOTAL</b>	<b>143.508 ac.</b>	<b>5.046 ac.</b>	<b>148.552 ac</b>

- B. Sealed survey, including legal description of the area proposed to be amended.

**An electronically signed and sealed survey, which includes the legal description of the net and gross areas, and overlain on a 2017 base aerial, is provided as Exhibit H.**

- C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

**An aerial location map of the Carolina Club with the boundary of the Amendment Sites and proposed City land uses is attached as Exhibit C. An aerial location map of the Carolina Club with the boundary of the Amendment Sites and proposed County land uses is attached as Exhibit D.**

#### 4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

**Area Intentionally Left Blank**

Proposed Land Use Map Amendment					
Pod	Gross Acreage	Current Land Use - Margate	Proposed Land Use - Margate	Current Land Use – Broward County	Proposed Land Use – Broward County
Pod A	7.497 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Commercial, within 7.0 Dashed-Line Area	Recreation Open Space and (ROS), within 7.0 Dashed-Line Area	Commerce, within 7.0 Dashed-Line Area
<b>Subtotal</b>	<i>7.497 AC to be amended to commercial use</i>				
Pod B	37.795 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	R (10), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	Irregular Residential, within 7.0 Dashed-Line Area
Pod C	36.234 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	R (14), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS) (29.634 acres) & Commercial Recreation (CR)(6.6 acres)*, within 7.0 Dashed-Line Area	Irregular Residential, within 7.0 Dashed-Line Area
<b>Subtotal</b>	<i>74.029 AC to be amended to residential use</i>				
Pod D	30.07 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod E	18.715 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod F	5.689 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod G	8.87 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod H	3.682 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
<b>Subtotal</b>	<i>67.026 AC. to remain an open space designation</i>				
<b>TOTAL GROSS AC.</b>	<b>148.552 AC.</b>				

\*Commercial Recreation designation is 6.6 acres, per Planning Council Acreage Determination Letter dated February 15, 2024 ([Exhibit F](#)).

**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 C. A map identifying the County's current land use designation of the amendment sites and surrounding properties, along with the proposed designations of the amendment sites, is attached as Exhibit D.**

- B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

**The flexibility provisions of the Broward County Land Use Plan have not been used for the amendment site.**

- C. Existing use of the amendment site and adjacent areas.

**As depicted on Exhibit A, the Amendment Areas are portions of the former Carolina Golf Club and contain the former clubhouse, golf maintenance building, and 18-hole golf course. The Amendment Areas are surrounded by existing homesites, including single family detached units, townhomes, condominiums, and apartments. A portion of the amendment areas are adjacent to public thoroughfares: West Sample Road to the north and Rock Island Road to the east. More specifically, the surrounding uses are illustrated on Exhibit I.**

- D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

**The Amendment Sites comprise 148.552 gross acres. The applicant is requesting a Commercial within a 7.0 Dashed-Line Area land use designation for Pod A, requesting R(10) within a 7.0 Dashed-Line Area land use designation for Pod B, and requesting R(14) within a 7.0 Dashed-Line Area for Pod C. The proposed maximum square footage, floor area ratio, dwelling unit count and density are established for the Amendment Sites as follows, and as depicted on the Conceptual Plan, attached as Exhibit B.**

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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
<b>SUBTOTAL</b>	<b>7.497 AC</b>		<b>57,500 SF</b>	<b>0.17 FAR</b>
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	-	-
<b>SUBTOTAL</b>	<b>141.065 AC</b>		<b>884 UNITS</b>	<b>6.27 DU/AC</b>
<b>TOTAL</b>	<b>148.552 AC</b>			

\*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.

- E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

**According to the City's Comprehensive Plan, the permitted uses within the City of Margate's Commercial Recreation (CR) land use designation are:**

- 1. Outdoor and indoor recreation facilities including, but not limited to, golf courses, tennis clubs, and marinas.**
- 2. Accessory facilities that are an integral part of and supportive to the primary recreation facility (excluding residential uses).**
- 3. Hotels, which are ancillary to the primary recreation use.**

**Accordingly, land with a Commercial Recreation designation has no residential development potential, however, the 636.2 acre Carolina Club land area is within a 7.0 Dashed-Line Area that has 1,070 dwelling units remaining. The Comprehensive Plan does not provide a maximum permissible development intensity for the non-residential uses permitted on land with a Commercial Recreation designation. Regulations on development, such as lot coverage and height limitations are not included in the Comprehensive Plan, rather included in the Zoning Code.**

## **5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or

service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

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

**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. Provide the adoption date of the 10 Year Water Supply Facilities Plan.

**The adoption date of the 10 Year Water Supply Facilities Plan is August 21, 2024.**

3. 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 are 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.

4. 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 already approved by the Broward County Land Use Plan, and to develop a maximum of 57,500 square feet of commercial uses. Accordingly, the applicant request for Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps for the residential uses and to amend the City and County's Land Use Map for the commercial uses. The calculations identifying the net impacts as a result of this amendment is shown in the following table:

Potable Water Flow Demand			1 ERC Water = 335 GPD	
Existing Average Water Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Clubhouse	350 seats	2	700	2.09
Single Family	377 units**	335	126,295.00	377.00
Multi-Family*	507 units**	179.895	91,206.77	272.26
Total Existing Use Water Demand			218,201.77	651.35
Proposed Use Average Water Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
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			21,710.20	64.81
Total Average Demand (Current Demand + Proposed Demand)			239,911.97	716.16
Less Clubhouse			239,211.97	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.



5. 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 J, 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 table in item 3 is to be used for the level of service determination for proposed projects.**

**B. 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.

- 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 already approved by the Broward County Land Use Plan, and to develop a maximum of 57,500 square feet of commercial uses. Accordingly, the applicant's request for a Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps for the residential uses and to amend the City and County's Land Use Map to allow for the commercial uses. The calculations identifying the net impacts as a result of this amendment is shown in the following table:

Wastewater Flow Demand				1 ERC Wastewater = 335 GPD
Existing Average Wastewater Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Clubhouse	350 seats	2	700	2.09
Single Family	377 Units**	335	126,295.00	377.00
Multi-Family*	507 Units**	221.1	112,097.70	334.62
<b>Total Existing Use Wastewater Demand</b>			<b>239,092.70</b>	<b>713.71</b>
Proposed Average Wastewater Demand				
Type of Use	Unit Amount	Rate (GPD/Unit Type)	Design Flow (GPD)	ERCs
Restaurant (Conventional)	83 seats	30	2,490.00	7.43
Restaurant (Fast-food)***	356 seats	30	10,680.00	31.88
Restaurant (Fast-food)***	16,000 SF	0.5	8,000.00	23.88
Retail	28,018 SF	0.1	2,801.80	8.36
Office	10,892 SF	0.2	2,178.40	6.50
<b>Total Proposed Wastewater Demand</b>			<b>26,150.20</b>	<b>78.06</b>
<b>Total Demand (Existing Demand + Proposed Demand)</b>			<b>265,242.90</b>	<b>791.77</b>
<b>Less Clubhouse</b>			<b>239,211.97</b>	<b>714.07</b>

\*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 J, 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 table in item 3 is to be used for the level of service determination for proposed projects.**

**C. Solid Waste Analysis**

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

**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**

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

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 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 already approved by the Broward County Land Use Plan, and to develop a maximum of 57,500 square feet of commercial uses. 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 for the residential uses and to amend the City and County's Land Use Map to allow for the commercial uses.**

**Area Intentionally Left Blank**

<b>Solid Waste Demand</b>		
<b>Exiting Demand</b>	<b>Generation Rate</b>	<b>Demand</b>
884 dwelling units*	8.9 lbs/unit/day	7,867.60 lbs./day
Clubhouse -28,387 SF	4 lbs/100 SF/day	1,135.48 lbs./day
	<b>Sub-total Existing</b>	<b>9,003.08 lbs./day</b>
<b>Proposed Max. Additional Demand</b>	<b>Generation Rate</b>	<b>Demand</b>
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
	<b>Sub-total Additional</b>	<b>1,599.64 lbs./day</b>
	<b>Total Demand</b>	<b>10,602.72 lbs./day</b>
	<b>Less Clubhouse</b>	<b>9,467.24 lbs./day</b>

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

- 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 K.

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

#### D. Drainage Analysis

- 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 40-347 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 yards, 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 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. 40.347 (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 L.**

E. 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 M.**

**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.

Community Parks			
	Development Intensity	Generation Rate	Demand
<u>Current:</u> Commercial Recreation in 7.0 Dashed Line Area	Up to 1,070 additional dwelling units permitted in the Dashed Line Area	2.5 pph @ 3 acres per 1,000 residents	8.025 acres
<u>Proposed:</u> 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
Net Impact: No Additional Demand			

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.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

**The game of golf at the Carolina Club, like so many other courses across Florida and the United States, was no longer viable and in 2019 the current owner was forced to close the operation permanently. The proposed amendment includes commercial development on approximately 7.5 gross acres and residential development on approximately 74 gross acres of land that was formerly part of the semi-private for-profit (pay to play) golf club, which represents a reduction in the open space from what currently exists, but the amendment also includes the preservation, maintenance, and dedication of that approximately 67 gross acres for the use and enjoyment of the existing and future residents of Margate community. The proposed amendment will bring stability and predictability to the Carolina Club by creating revenue that will allow for the upgrading and maintenance of the open space. It is the applicant's intent that the open space will include signage indicating the land if for public use and open from dawn to dusk, and will include approximately 45 acres of new lakes, approximately three (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. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The recreational trail will be located adjacent to the lakes providing for panoramic vistas. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. 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 that exists on both sides of the primary roadway network, including Holiday Springs Drive, Pine Walk Drive, Rock Island Road and NW 30<sup>th</sup> Street. The recreational trail also ties into a public parking lot with a minimum of 10 vehicular spaces which will be provided at one of the trail heads, as depicted on the Pedestrian Connectivity Plan. The public parking lot and the community serving open space will be maintained by the applicant, or an entity formed by the applicant. The proposed dedication of a 67 gross acre community park will mitigate any loss of open space associated with a semi-private for-profit golf course by providing the Margate community with preserved and maintained open space, including pocket parks and a recreational trail.**

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. 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.

**The proposed development will not impact any public open space or public park system. The impact involves the conversion of a semi-private for-profit golf course to commercial, residential, and open space uses. As stated in response to Policy 2.5.4., the loss of the open space associated with the conversion of portions of the formerly semi-private for-profit golf course will be mitigated by the preservation, maintenance, and dedication of approximately 67 gross acres as community open space. The proposed Conceptual Master Plan (Exhibit B) has been carefully designed to maintain large areas of open space, much of which includes new or expanded lakes, between most of the residential units that currently back up to the golf course. Accordingly, many existing units will maintain their existing open space view. Where residential development is proposed adjacent to existing residential development, without intervening water, landscape buffers as required by the Zoning Code will be provided.**

b. 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.

**The existing golf course drainage system has multiple existing connections from the surrounding developments to route stormwater through the existing lakes to the existing canal system. These existing connections will be accounted for and will be preserved and/or re-routed so there are no adverse impacts to the surrounding properties. The design permitting process will include working with both the City of Margate and SFWMD to meet all jurisdictional criteria.**

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

**The proposed development has been designed in such a manner as to minimize the impact on natural resources on the site through the preservation of a majority of the existing lake system. An Environmental Assessment prepared for the Amendment Sites, attached as Exhibit N, did not identify any areas what would be considered jurisdictional wetlands, and did not identify any form of native habitat or other**

habitat that would be considered Environmentally Sensitive Lands. Further, the Assessment found that the former golf course does not contain areas meeting the definition of native upland habitat. Before development of a Site Plan for the property, a tree survey will be conducted to identify non-invasive trees. Non-invasive trees that cannot be preserved or relocated will require replacement or mitigation, as required by the City.

d. 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.

**A Phase I Environmental Assessment and Phase II Environmental Assessment was prepared and is included as Exhibit O and Exhibit P, respectively. The Phase I Environmental Site Assessment (ESA) dated 3/14/2024 and the Phase II ESA dated 3/15/2024 document arsenic above soil and groundwater cleanup target levels at the existing golf course maintenance area as well as outside the maintenance area on the field of play. The reports also document residual polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater at the southwest corner of the maintenance building. State-funded remediation of PAHs is ongoing. A Declaration of Restrictive Covenant (DRC) dated 4/17/2008 requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire property. The institutional controls include several restrictions, including but not limited to, a prohibition on groundwater withdrawal and land use restrictions which limit the land use of the entire property to a golf course facility. To address the arsenic, the applicant commits to conducting a Site Assessment Report, Soil Management Plan / Remedial Action Plan, remediation, verification testing, and modification to the DRC as would be required by the County and the Florida Department of Environmental Protection (FDEP). This would be in addition to the ongoing State-funded remediation of PAHs at the southwest corner of the maintenance building.**

e. 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.

**All proposed residential roadways will tie in with the existing Carolina roadway network and the associated sidewalks, including West Sample Road, Rock Island Road, Pine Walk Drive and Holiday Springs Boulevard. Any new streets, sidewalks or public places developed as part of the redevelopment of the new residential, commercial, and open space uses will meet or exceed the minimum Engineering design standards set forth in chapters 40 and 35 of City of Margate Code. The**

**proposed community open space areas, including the approximately 3-mile walking trail, will be accessible to existing and proposed residents from the existing sidewalk network.**

**F. Traffic Circulation Analysis**

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BVLUP, and analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to the applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

**All referenced Figures and Tables for the below Traffic Circulation Analysis are included as Exhibit Q.**

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

**The roadways on the Broward County Trafficways map in the immediate vicinity of the site are the following:**

- **Wiles Road**
- **Sample Road**
- **Royal Palm Boulevard**
- **Atlantic Boulevard**
- **University Drive**
- **Riverside Drive**
- **Holiday Sprints Boulevard/Woodside Drive**
- **Rock Island Road**
- **State Route 7**

**Figure 1 within Exhibit R, illustrates the Trafficways roadway segments that have been evaluated in this analysis.**

**A summary has been prepared to identify of the number of lanes, current volumes, adopted level of service and current level of service for each roadway. For this evaluation, 2020 roadway link count data and adopted level of service volume data has been obtained from the Broward County Metropolitan Planning Organization (MPO). Table 1 of Exhibit Q provides a summary of this evaluation for PM peak hour conditions. Table 2 of Exhibit Q provides this summary for daily conditions.**

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

**A summary has been prepared to evaluate the long-range (year 2045) projected volumes and levels of service for baseline conditions. Baseline year 2045 volumes were obtained from the Roadway Volume and Level of Service Tables published by the MPO.**

**Table 3 of Exhibit Q provides a summary of this evaluation for 2045 baseline PM peak hour conditions. Table 4 of Exhibit Q provides this summary for 2045 baseline daily conditions.**

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

**The proposed future land use designation would allow the development of up to:**

- **10 residential units per acre (37.795 acres)**
- **14 residential units per acre (36.234 acres)**
- **57,500 sf of commercial (7.497 acres)**
- **67.026 gross/65.329 net acres of open space**

**The applicant is proposing to develop 884 residential dwelling units already approved by the Broward County Land Use Plan. Therefore, the subject of this proposed amendment the commercial use defined above. The analysis that has been undertaken evaluates the impact of amending the Future Land Use Plan to allow the development of up to 57,500 square feet of commercial use within the amendment site.**

**Following is the summary of the evaluations undertaken for the scenarios described above.**

**The Daily and PM peak hour trip generation potential of the existing Future Land Use designation and the proposed Future Land Use designation (at maximum density) has been calculated using trip generation rates published by the Institute of**

Transportation Engineers (ITE) in the *Trip Generation Manual, 11<sup>th</sup> Edition*. Exhibit R provides a summary of that calculation.

As shown in this calculation, the net change in trip generation potential by the proposed change in the Future Land Use Designation, assuming maximum density, would result in a net increase of 1,812 daily trips and a net increase of 140 (+75 in, +65 out) PM peak hour trips.

A long range (year 2045) capacity analysis has therefore been performed for peak hour and daily conditions by assigning the net change in trip generation potential of this site to the analyzed roadway links. Exhibit Q provides a summary of this evaluation for 2045 total PM peak hour conditions. Exhibit Q provides this summary for 2045 total daily conditions. Exhibit Q illustrates the project traffic distribution assumed in this analysis.

As shown in the evaluation, no roadway segments are anticipated to be significantly impacted (greater than 3% of the adopted LOS D volume) during the scenarios evaluated with traffic generated by the amendment at its maximum density/intensity.

4. Provide any relevant transportation studies relating to this amendment, as applicable.

A Traffic Impact Analysis (TIA) has been submitted as part of the Rezoning application. The TIA evaluation includes analyses of adjacent intersection operations and access points to identify the need for site-related access and traffic operations improvements based upon the specific details of the proposed development plan.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Table 8 of Exhibit R provides a summary of Broward County Transit (BCT) bus routes that provide service within one-quarter of a mile of the amendment area along with weekday and weekend peak hour headways. Table 9 of Exhibit R provides a summary of the local community bus routes for the City of Margate that serve the vicinity of the Amendment Site. Route information is provided as Attachment G.1 of Exhibit R.

2. Describe how the proposed amendment furthers or supports mass transit use

The proposed amendment will develop residential units and commercial uses in an area already served by mass-transit routes, generating additional ridership for the

**routes adjacent to the site. Furthermore, the applicant anticipates that the ultimate site plan, should the amendment be approved, will include the addition of a significant length of pedestrian pathways on former golf course land, helping provide linkages for both the amendment property and existing homes within the Carolina community to the external transportation system.**

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position, and contact information of party providing verification.

**A letter from the Broward County Transit Division, confirming the information provided above is attached as Exhibit R.**

#### H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate review and determine associated fees.

1. Public School Impact Application
2. The associated fee in the form of a check made payable to the SBBC.

**A School Consistency Report for the proposed development is attached as Exhibit S. 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 amendment.**

#### 6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.



**According to the Broward County Cultural Resources Map, there are no historic sites or districts on the National Register of Historic Places or locally designated historic sites in the vicinity of the Amendment Sites.**

- B. Archaeological sites listed on the Florida Master Site File.

**Based on a review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master File, there are no previously recorded archeological or cultural resources within the Amendment Area. A letter from the Florida Department of State, Division of Historical Resources verifying these findings is attached as Exhibit T.**

- C. Wetlands.

**An Environmental Assessment for the property is attached as Exhibit N. No jurisdictional wetland areas were observed during the Environmental Assessment and no wetlands are identified on the Broward County Wetland Map.**

- D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

**According to the Broward County Environmentally Sensitive Land and Environmentally Sensitive Areas Maps, here are no Local Areas of Particular Concern within the Amendment Sites.**

- E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

**According to the Broward County Priority Planning Area for Sea Level Rise Map, the property is not located in a Priority Planning Area for Sea Level Rise.**

- F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**A field inspection conducted as part of the Environmental Assessment (Exhibit N) indicates that the Amendment Site contains disturbed lands and man-made ponds in addition to larger waters off-site immediately adjacent to the Amendment Site. The site was evaluated for the potential occurrence of listed species based on the existing conditions. No listed species were observed on the Amendment Site during the field inspection and no nesting or roosting areas for wading birds were observed.**

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**Although native species of vegetation are present, the property does not contain any form of native habitat or other habitat that would meet the definition of Environmentally Sensitive Lands. A field inspection conducted as part of the Environmental Assessment (Exhibit N).**

- H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

**According to the Broward County Wellfield Protection Zone and Contaminated Sites Map, the amendment site is not located within a wellfield protection zone.**

- I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

**The topography of the site will be adjusted per the site plan and for grading the site to meet the design elevations and requirements of Broward County and City of Margate. The applicant’s Environmental Engineer, WGI, did an analysis of the current soil conditions and based on their analysis and discussion with Broward County is preparing a conceptual soil management plan.**

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

**The Amendment Sites is located approximately 9 miles west of the Atlantic Ocean and therefore does not have any oceanfront.**

## **7. AFFORDABLE HOUSING**

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

**POLICY 2.16.2** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential

dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

**The applicant is proposing to develop 884 residential dwelling units already approved by the Broward County Land Use Plan. As such, Policy 2.16.2 is not applicable.**

#### 8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land

development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**As depicted on Exhibit F, Surrounding Uses Map, the existing Carolina Club includes a mix of existing residential uses including one- and two-story single family detached units, and two- and three-story condominium and apartment buildings, neighborhood serving commercial uses, and shuttered pay-to-play golf course. The applicant is proposing this land use plan amendment to allow for quality residential and commercial development that fits in with the development of the adjacent properties and surrounding area, and to allow for the dedication of large areas of open space for the use and enjoyment of the residents of the surrounding communities.**

**The proposed land use plan amendment is compatible with the existing land use designations of the surrounding Carolina Club. The existing residential parcels within the Carolina Club have approximate densities ranging from 5 to 25 du/ac (see Exhibit C – City Future Land Use Map). The applicant is requesting residential land use categories of (R)10 and (R)14), which is compatible with the surrounding densities. The applicant is also proposing to dedicate and maintain 65.329 net acres of land as community serving open space, which results in an average density of 6.27 du/ac over the land area that comprises the Amendment Sites (see Exhibit B – Conceptual Master Plan). The existing commercial parcel in the northwest corner of the Carolina Club, with access from Sample Road, has a land use plan designation of Commercial and is developed with a variety of neighborhood serving uses, including restaurant, retail, and institutional uses. The applicant is similarly requesting a land use category of Commercial for a 5.75 net acre parcel at the intersection of Sample Road and Rock Island Road, with intended access from Sample Road. In a concurrent application, the applicant is requesting a rezoning of this parcel to B-2, consistent with the commercial note in the northwest corner of the Carolina Club.**

**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. The development of the Townhomes will be regulated by the City's recently adopted Townhome standards within the City's Land Development Code to ensure land use compatibility. The Conceptual Master Plan 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. Where proposed units are adjacent to any existing units without intervening waterways, screening and buffering will be provided by landscape material, as required by the City's Land Development Code.**

## 9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

**According to the Broward County Hurricane Evacuation Map, the Amendment Sites are not in a hurricane evacuation zone.**

## 10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

**According to the Broward County Community Redevelopment Areas Map, the Amendment Areas are not located in a redevelopment area.**

## 11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**The City of Coral Springs is located immediately west of the Carolina Club. An electronic copy of the LUPA application will be provided to the City of Coral Springs.**

## 12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

**While the City of Margate does not have a formal neighborhood meeting policy, the applicant is committed to maintaining an open and transparent dialogue with residents regarding the Carolina Club development. To facilitate this, the applicant will implement**

the following strategies prior to the City's Planning and Zoning Board hearing for the proposed land use plan amendment and rezoning applications:

- 1) **Project Website**: A dedicated website will be created to provide comprehensive details about the development project. This website will include up-to-date information, project plans, and a contact form for residents to submit questions and feedback directly to the development team.
- 2) **Dedicated Phone Number**: A specific phone number will be established to allow residents to reach out directly to the development team. This will provide a direct and accessible channel for discussing the project, addressing concerns, and answering questions.
- 3) **Open House Community Meetings**: The applicant will organize a series of open house meetings for residents of the Carolina Club communities and neighboring areas. These meetings will offer an overview of the proposed development plans and provide an opportunity for residents to engage one-on-one with the development team. Attendees will be able to discuss project highlights, ask questions, and provide feedback and suggestions.

The goal of this plan is to ensure that community members are well-informed and have multiple avenues to engage with the development team throughout the planning and development phases.

13. **DESCRIBE CONSISTENCY WITH POLICIES OF THE CITY OF MARGATE LAND USE PLAN AND HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

**Highlighted Regional Issue, Broward County Land Use Plan**

The Broward County Land Use Plan of the Broward Comprehensive Plan adopted in April 2017 with amendments adopted through December 2023, includes seven Highlighted Regional Issues. One of the Highlighted Regional Issues is "Targeted Redevelopment". The Target Redevelopment Regional Issue of the Land Use Plan notes that, "Broward County's "developable" area....can be characterized as essentially built-out. This built-out character physically constrains the ability to accommodate an approximate 235,000 new residents expected by the year 2040, and also the desire to enhance the County's economic base. To accommodate new population and economic activity, Broward County endorses a strategic approach to direct growth to areas which maximize the efficient use of land and create places to shop, work and play. Broward County supports a development strategy which promotes the principles of "Smart Growth," which seeks to maintain and create desirable communities and neighborhoods for Broward County residents, visitors and economic interests, including quality housing for all, integrated with excellent public facilities, recreational opportunities and open space areas, and which preserves and conserves natural resources."

The Carolina Golf Club has been shuttered for over four years due to financial pressures affecting golf course owners not only regionally but nationally. The applicant's proposal to allow for up to 884 new residential units on selective portions of the existing golf course will allow for an infill development which will assist the County in meeting its future housing needs. The creation of a commercial node at Sample Road and Rock Island Road near the existing and new residential uses will further the County's goal of creating places to shop, work and play. The dedication of a large area of land as community serving open space which provides approximately 3 miles of an 8-foot-wide recreational trail, a minimum of four (4) pocket parks, and an exercise station with a minimum of four (4) exercise pieces of equipment, will provide recreational opportunities and open space areas and will serve to promote the County's vision for "Smart Growth". The proposed infill development is an efficient use of land that would otherwise be underutilized. The County's goal of maintaining and creating desirable communities is furthered by the applicant's proposal. The proposal protects the existing Carolina Club residential community against future decline, will create new desirable neighborhoods in which to live, work and play, will allow for the dedication 65.329 acres as community serving open space, and will expand the City and County's tax base.

#### **Policies of the Broward County Land Use Plan**

The proposed amendment furthers the following Policies of the Broward County Land Use Plan:

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. 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 from existing land use patterns.

The applicant is proposing a land use designation Irregular Residential and Commerce in a 7.0 Dashed Line Area in the County, and Residential (10), Residential (14), Commercial and Park designations in a 7.0 Dashed Line Area in the City, which are consistent with the designations of the existing surrounding Carolina Club community. The land uses surrounding the amendment sites, including single family, condominium, apartment, and commercial development, is compatible with the proposed development of the Amendment Sites with townhome, apartment, commercial and open space uses. The proposed Conceptual Master Plan (Exhibit B) has been carefully designed to maintain open space between a large portion of the existing and proposed development parcels. Where proposed residential units are adjacent to existing residential units screening and buffering will be provided.

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of the predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

**The proposed Land Use Plan Amendment will also for the development of a shuttered golf course with residential development and commercial uses that are compatible with the style and density/intensity of the surrounding area. The existing residential parcels within the Carolina Club have approximate densities ranging from 5 to 25 du/ac. The applicant is requesting residential land use categories of (R)10 (maximum 10 du/ac) and (R)14 (maximum 14 du/ac), which is compatible with the surrounding densities. The applicant is also proposing to dedicate and maintain 65.329 net acres of land as community serving open space, which results in an average density of 6.27 du/ac over the land area that comprises the Amendment Sites. The existing commercial parcel in the northwest corner of the Carolina Club, with access from Sample Road, has a land use plan designation of Commercial and is developed with a variety of neighborhood serving uses, including restaurant, retail, and institutional uses. The applicant is similarly requesting a land use category of Commercial for a 5.75 net acre parcel at the intersection of Sample Road and Rock Island Road, with intended access from Sample Road. In a concurrent application, the applicant is requesting a rezoning of this parcel to B-2, consistent with the commercial note in the northwest corner of the Carolina Club.**

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

**With the filing of this Land Use Plan Amendment Application, the applicant has provided information regarding the public facilities and services available to serve the proposed development. Through the rezoning process, the applicant will work with the County and City to provide evidence or mitigation to ensure the level of service standards are maintained with the establishment of the proposed development.**

POLICY 2.20.15 Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those (re)development projects and lands owned by the County or within unincorporated areas, the utilization of environmentally friendly and energy efficient principles and methods consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition which may generally include the following:



(1) Community/Neighborhood – use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.

(2) Lot Choice – priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.

(3) Site Choice – re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.

(4) Water Efficiency/Conservation – use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.

(5) Energy Efficiency/Conservation – use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air-conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.

(6) Materials – use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.

(7) Health – use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.

**While the policy specifically targets land owned by the County or within unincorporated areas, and the amendment sites are within the municipal limits of the City of Margate, the proposed land use amendment furthers the intent of this policy. The proposed development discourages urban sprawl as it will be located within an established neighborhood that has access to regional and community facilities and services including mass transit routes and community parks, both existing and the park that will be dedicated should this land use plan amendment be approved. Additionally, the proposed development has access to existing infrastructure such as water, sewer, and power lines. It is true infill development and allows for the reuse of underutilized land within the urban core of Broward County. As a former golf course lands, the amendment sites have existing contamination as outlined in the Phase I Environmental Assessment included with this amendment application. The contamination will be mitigated as part of the redevelopment of the golf courses furthering the intent of this policy. The applicant endeavors to provide a sustainable community that embody the latest technology and methods within cost-effective limitations to create green environments with minimal impacts to the surrounding ecology.**

## **City of Margate Land Use Plan**

**The proposed land use plan amendment is consistent with the following policies of the City's Comprehensive Plan:**

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 blight and deteriorating areas may appropriately promote the introduction of land use patterns in variance with existing land use patterns.

**The proposed land use plan amendment will provide for quality residential and commercial development that fits in with the character of the adjacent properties and the surrounding area, as outlined in "8. Land Use Compatibility" section of this application.**

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

**With the proposed land use plan amendment, the applicant proposes to dedicate 65.32 net acres to the City for community serving open space. The open space will be developed with approximately 45 acres of lakes, approximately three (3) miles of eight (8)-foot wide recreational trails, a minimum four (4) pocket parks, and an exercise station with a minimum of four (4) pieces of equipment, and a public parking lot, all of which will be maintained by an entity other than the City. The park will have signage indicating the open space is for public use from dawn to dusk.**

POLICY 4.2.2 Level of service standards for parks shall be established to ensure adequate facilities exist to provide Margate's present and future population with a diversified and balanced parks and recreation system, as provided in the Recreation and Open Space element.

**With the proposed land use plan amendment, the applicant proposes to dedicate 65.32 net acres to the City for community serving open space. The amendment will result in 30.21 acres being added to the City "Public Community Parks" bringing the City's inventory to an anticipated surplus of 132.31 acres in 2050.**

POLICY 5.1.1 Prior to approving increases in density or intensity of land uses, including amendments to the Future Land Use Map and Zoning Maps, approvals of plats, and issuance of development orders, there shall be a finding that existing public facilities and services are available to serve the needs of the proposed development.

**The level of service and capacity analyses provided herein demonstrate that there are sufficient public facilities to service the Project.**

OBJECTIVE 5.3 Discourage urban sprawl by directing new development into areas where necessary regional and community facilities and services exist.

**The proposed development discourages urban sprawl as it will be located within an established neighborhood that has access to regional and community facilities and services including mass transit routes and community parks, both existing and the park that will be dedicated should this land use plan amendment be approved. Additionally, the proposed development has access to existing infrastructure such as water, sewer and power lines. It is true infill development and allows for the reuse of underutilized land within the urban core of Broward County.**

14. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

**The following documents were utilized in the preparation of this Application for Amendment to the Broward County Land Use Plan Map and City of Margate Land Use Plan Map:**

- **City of Margate Comprehensive Plan**
- **Broward County Comprehensive Plan**

- B. Any proposed voluntary mitigation or draft agreements.

**A draft Development Agreement has been submitted to the City concurrently with this application.**

15. PLAN AMENDMENT COPIES

- A. 3 hard copies and 3 digital copies (6 copies total) of the amendment application.

**As requested by the City, the LUPA application will be provided to the City electronically only.**

**Three (3) hard copies and three (3) digital copies (6 copies total) of the amendment application will be submitted to the Broward County Planning Council.**



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

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## SITE NOISE STUDY

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Date: 3 April 2024

To: Richard M. Stephano

Rosemurgy Acquisitions, LLC  
1801 South Federal Highway  
Boca Raton, FL 33432

From: Sam Shroyer, ASA INCE  
Edward Dugger, FAIA ASA NCAC INCE

Re: **Site Noise Study**  
**Carolina Club**  
**3011 North Rock Island Road**  
**Margate, FL 33063**  
ED+A 241526

Richard,

The following report documents long-term acoustical measurements conducted by Edward Dugger + Associates (ED+A) at the former Carolina Club Golf Course and presents the measurement results for comparison with sound-related land use criteria included in Code of Ordinances of the City of Margate, Florida Section 33-87. Sound levels measured over a period of seven days at two locations in the area of proposed construction demonstrate compatibility with the provision.

Please contact ED+A with any further questions or comments.



## SUMMARY

ED+A were commissioned by Rosemurgy Acquisitions, LLC to conduct and document an environmental sound survey in conjunction with their request for a land use plan amendment (LUPA) for the development of residential properties at the former Carolina Club Golf Course in Margate, Florida. ED+A performed long-term acoustical measurements at two locations on the project site over a period of roughly one week. One-hour sound levels logged during this time exceeded 65 dBA—the level which may not be exceeded for more than 12 hours daily in an area of proposed residential development—for just one hour at one of the locations during this time. As documented in the following report, these results demonstrate compatibility with Section 33-87 of the Code of the City of Margate, Florida criteria.

## PROJECT INFORMATION

Rosemurgy Acquisitions, LLC has proposed the development of residential properties throughout the site of the former Carolina Club Golf Course (“the Site”), which is currently surrounded by single- and multiple-family homes on all sides. The Site occupies a large area bounded by West Sample Road on its north, North Rock Island Road on its east, and Holiday Springs Boulevard on its west and south sides (see Figure 1). The areas which are proposed for development are identified in Figure 2 with additional details provided in the accompanying Table 1.

## REGULATORY CRITERIA

Section 33-87 of the Code of the City of Margate, Florida (“the Ordinance”) includes the following provision for new construction on residential land uses:

*No new residential construction, either single- or multiple-family, shall be approved if the sound pressure level existing in the area of proposed construction exceeds sixty-five (65) dBA for more than twelve (12) hours in twenty-four (24) hours on a normal weekday at any point on the proposed site where habitation is to occur. For multistory buildings, the appropriate height shall be used.*





Figure 1. Satellite image of project site with measurement locations





Figure 2. Development proposed by Rosemurgy Acquisitions, LLC.



Table 1. Proposed Uses (Urban Design Studio Conceptual Master Plan)					
POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DWELLING UNITS / SQUARE FEET	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR)
POD A	5.75 +/- ac.	7.497 +/- ac.	COMMERCIAL	MAX 57,500 SF*	0.17 FAR
<b>SUBTOTAL</b>	<b>5.75 AC</b>	<b>7.497 AC</b>		<b>57,500 SF</b>	<b>0.17 FAR</b>
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	-	-
<b>SUBTOTAL</b>	<b>137.758 AC</b>	<b>141.065 AC</b>		<b>884 UNITS</b>	<b>6.27 DU/AC</b>
<b>TOTAL</b>	<b>143.508 AC</b>	<b>148.552 AC</b>			
*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.					



## ACOUSTICAL MEASUREMENTS

Long-term sound level measurements were conducted at two locations for a period of roughly one week. The systems were installed on Friday, March 22, 2024 and removed on Friday, March 29, 2024. The measurement locations, hereinafter referenced as “Location 1” and “Location 2,” are described in the following subsections and are identified on a satellite image of the project site and surrounding area (see Figure 1). Photographs of the measurement systems following their installation are included as Figures 3 and 4. For this assessment, the measurement period of interest has been deemed Friday, March 22, 2024 8:00 p.m. to Friday, March 29, 2024 2:00 p.m. (Location 1) and Thursday, March 28, 2024 1:00 p.m. (Location 2). Therefore, sound levels were documented for a total of 162 hours (114 weekday and 48 weekend) at Location 1 and 137 hours (89 weekday and 48 weekend) hours at Location 2. Measurement equipment utilized by ED+A is detailed in Table 2.

### Measurement Location 1

The measurement system at Location 1 was placed on a hilltop roughly 50 ft north of Pinewalk Drive South at the southernmost boundary of the area identified as “Parcel 2” and “Pod B” on Urban Design Kilday Studios Conceptual Master Plan. The location is just west of the intersection of Pinewalk Drive South and North Rock Island Road, which appears to be the second most active roadway in the immediate area of the proposed development behind Sample Road. The measurement system at this location logged sound levels until its operation was discontinued manually by ED+A personnel during its removal from the site. Although the measurement system was not located at an exact position at which residential structures are to be constructed, sound levels measured at this location are likely indicative of worst-case traffic noise conditions throughout this area of proposed residential development due to its proximity to the aforementioned roadways.

### Measurement Location 2

This measurement system was approximately 150 ft south of Sample Road between Holiday Springs and the Fairway Pointe subdivision. The microphone was roughly 9 ft above soft ground. The placement of this measurement system was consistent with the location of residential structures in the Parcel 1 / Pod A area which are most will be most impacted by road traffic noise. Sound levels generated in the other residential and commercial areas of the proposed development just south of Sample Road would be expected to receive a similar level of impact. An additional visit was made to Location 2 for maintenance purposes on the early morning of Thursday, March 28, 2024. This system lost its connection with the remote monitoring cloud service but was confirmed to still be active and logging data at the time of ED+A’s visit. However, a limited power supply at this location caused the measurement system to cease operations at 1:30 p.m. the following afternoon.



Figure 3. Measurement system at Location 1, looking southeast toward Pinewalk Drive South.



Figure 4. Measurement system at Location 2, looking southwest.

Table 2. Measurement Equipment				
Manufacturer	Model	Serial Number	Laboratory Calibration	Location
Brüel and Kjær	Type 2250-L Analyzer	3008039	March 14, 2024	1
Brüel and Kjær	Type 4952 Outdoor Microphone	3203561	April 3, 2023	1
Brüel and Kjær	Type 2250 Analyzer	3011770	February 5, 2024	2
Brüel and Kjær	Type 4952 Outdoor Microphone	2788753	February 1, 2024	2
Brüel and Kjær	Type 4231 Sound Calibrator	2394124	September 28, 2023	All

## RESULTS AND DISCUSSION

To allow for comparison of the measurement data with code criteria, A-weighted equivalent-continuous sound levels ( $L_{Aeq}$ ) were calculated in one-hour intervals at each location. ED+A's measurement equipment logged time-average sound levels continuously and data can be calculated/exported in intervals as small as one-half second periods. However, for the purposes of this assessment, one-hour sound levels are most appropriate to allow for direct comparison with the regulatory land use provisions described previously. Thus, equivalent-continuous A-weighted sound levels were calculated in one-hour intervals. The measured one-hour  $L_{Aeq}$  are included in Tables 3 and 4. Time-history plots illustrating changes in sound level over the entire measurement period are included in Figure 5 and for each individual day in Figures 6 to 13.

Measured one-hour  $L_{Aeq}$  exceeded 65 dBA for just one one-hour period of the measurement period between both locations—between 10:00 a.m. and 11:00 a.m. on Wednesday, March 27, 2024 at Location 1. Review of audio files logged by the measurement system revealed the source of increased sound levels to be landscaping activity occurring in the vicinity of and immediately nearby the equipment throughout that hour. Therefore, the measurement results demonstrate compatibility with Margate's sound level criteria for residential uses. Similar levels would be expected throughout other areas of the Site, particularly in the vicinity of West Sample Road.



Table 3. Location 1 One-Hour $L_{Aeq}$ March 22, 2024 – March 29, 2024								
Interval	22-Mar	23-Mar	24-Mar	25-Mar	26-Mar	27-Mar	28-Mar	29-Mar
L 0000		54	53	49	47	49	48	51
L 0100		52	50	49	47	49	49	50
L 0200		59	49	47	47	46	46	50
L 0300		48	46	46	44	47	51	50
L 0400		46	44	48	48	48	49	51
L 0500		50	48	51	52	51	52	52
L 0600		51	49	54	54	55	53	53
L 0700		54	54	57	57	57	57	58
L 0800		56	57	57	58	57	57	57
L 0900		57	57	57	58	59	58	58
L 1000		59	57	57	58	72	57	57
L 1100		59	56	56	58	58	58	58
L 1200		58	58	57	60	57	57	57
L 1300		58	57	58	60	59	58	57
L 1400		57	56	57	58	58	60	
L 1500		58	56	62	57	60	58	
L 1600		57	57	59	58	58	59	
L 1700		56	58	60	58	58	58	
L 1800		57	59	58	57	58	60	
L 1900		56	56	58	56	57	57	
L 2000	60	56	56	55	56	56	56	
L 2100	57	57	55	54	55	56	57	
L 2200	58	55	53	53	53	53	54	
L 2300	56	54	57	52	51	52	53	

Table 4. Location 2 One-Hour $L_{Aeq}$ March 22, 2024 – March 29, 2024								
Interval	22-Mar	23-Mar	24-Mar	25-Mar	26-Mar	27-Mar	28-Mar	29-Mar
L 0000		58	58	57	55	56	55	
L 0100		56	56	54	54	53	54	
L 0200		54	55	53	51	52	55	
L 0300		54	54	53	52	52	55	
L 0400		53	53	54	54	54	54	
L 0500		54	56	57	57	58	56	
L 0600		57	56	61	60	60	59	
L 0700		59	59	62	61	61	61	
L 0800		60	59	62	62	62	63	
L 0900		60	62	61	61	61	61	
L 1000		61	62	61	61	61	60	
L 1100		61	61	61	60	60	60	
L 1200		61	61	62	64	60	61	
L 1300		61	64	63	57	60		
L 1400		60	61	63	60	60		
L 1500		61	61	62	60	60		
L 1600		60	61	60	60	60		
L 1700		62	62	62	61	61		
L 1800		61	61	61	61	61		
L 1900		62	62	61	62	62		
L 2000	61	63	61	61	61	60		
L 2100	61	60	61	59	59	59		
L 2200	61	61	60	60	59	59		
L 2300	60	61	58	58	57	57		

Figure 5. One-Hour Sound Levels  
March 22, 2024 to March 29, 2024

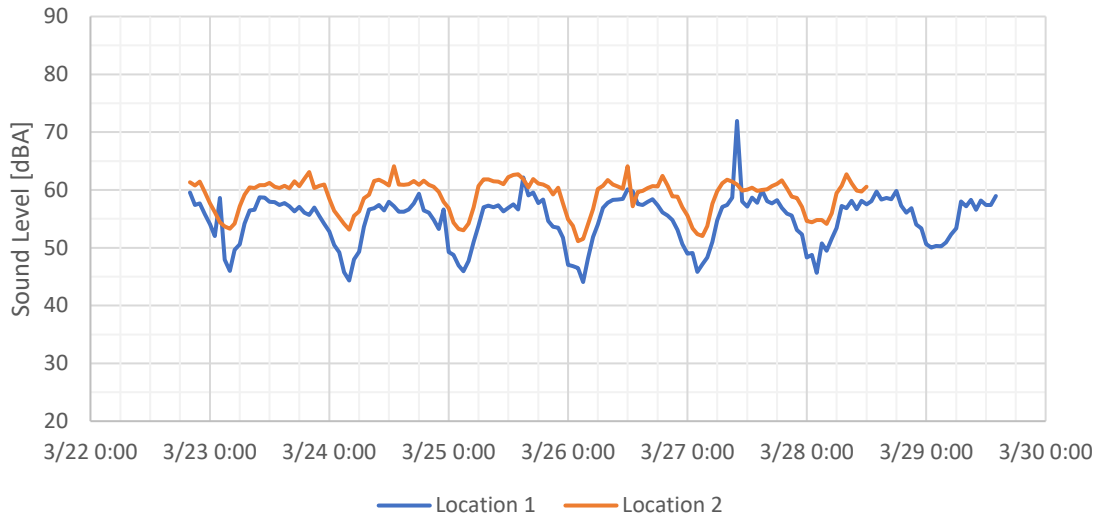


Figure 6. Ten-Minute Sound Levels  
Friday, March 22, 2024

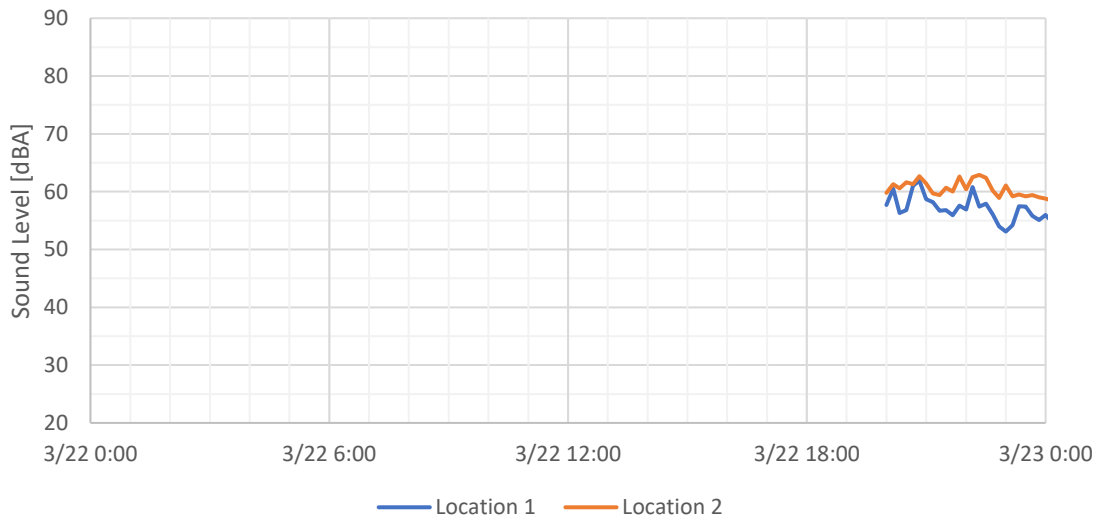




Figure 7. Ten-Minute Sound Levels  
Saturday, March 23, 2024

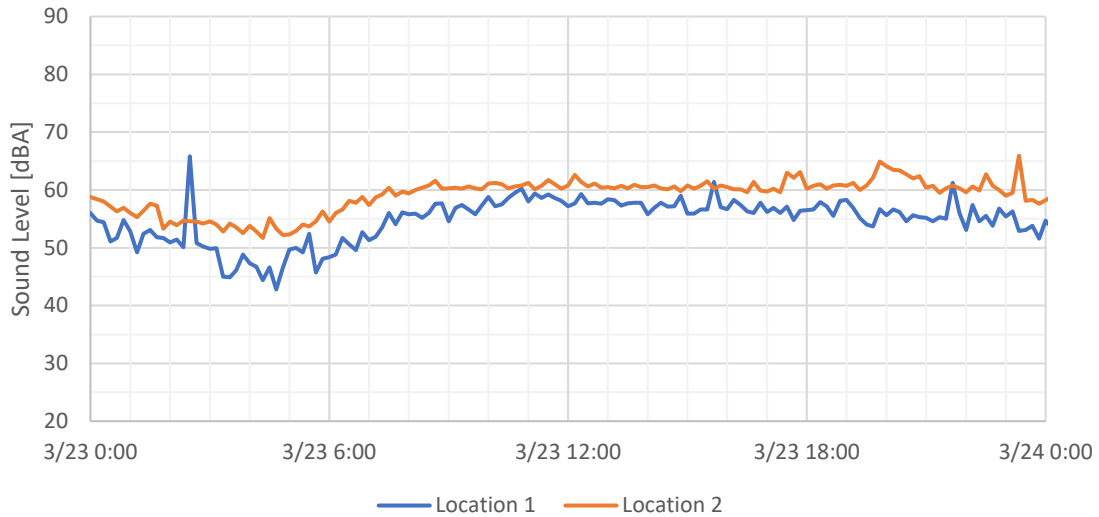


Figure 8. Ten-Minute Sound Levels  
Sunday, March 24, 2024

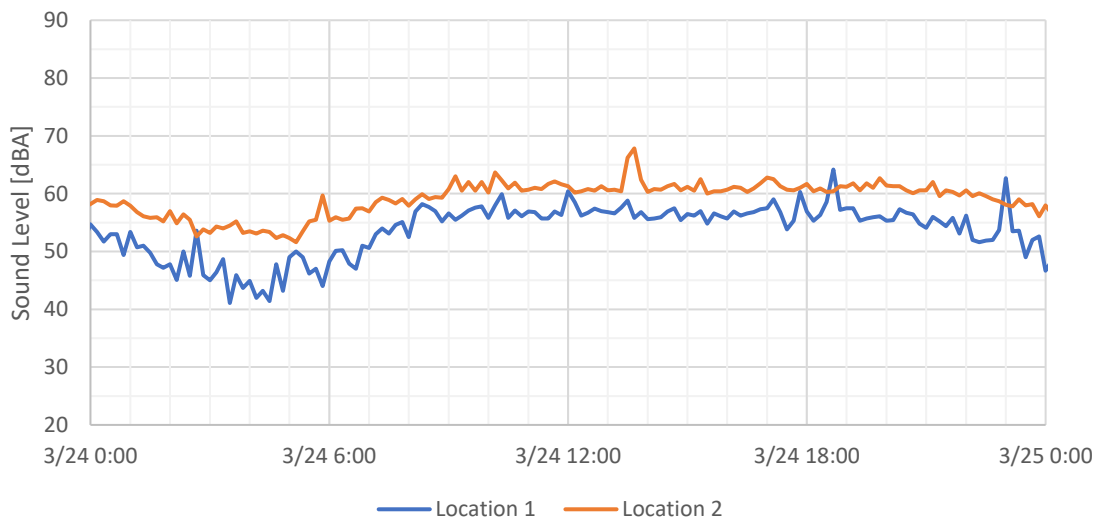




Figure 9. Ten-Minute Sound Levels  
Monday, March 25, 2024

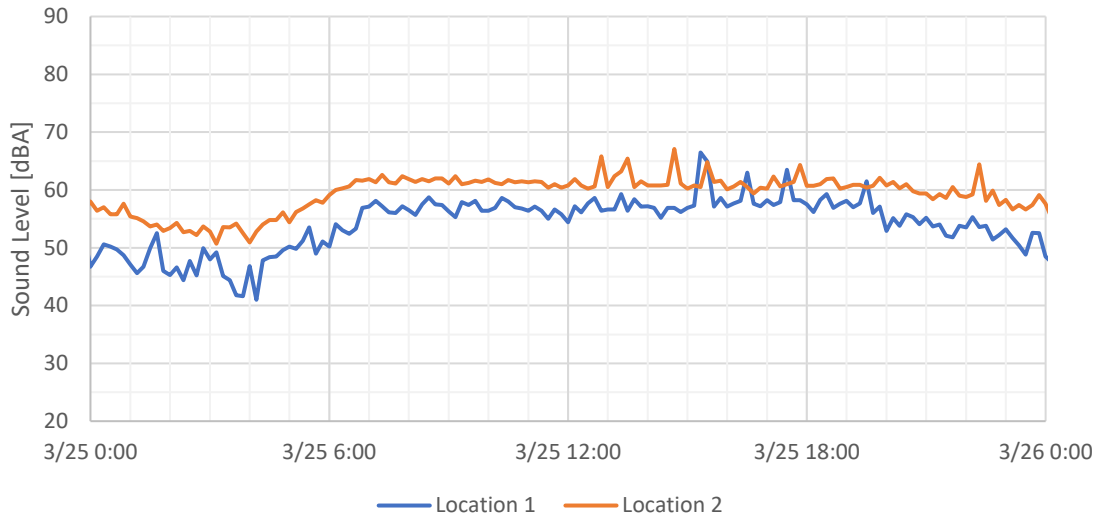


Figure 10. Ten-Minute Sound Levels  
Tuesday, March 26, 2024

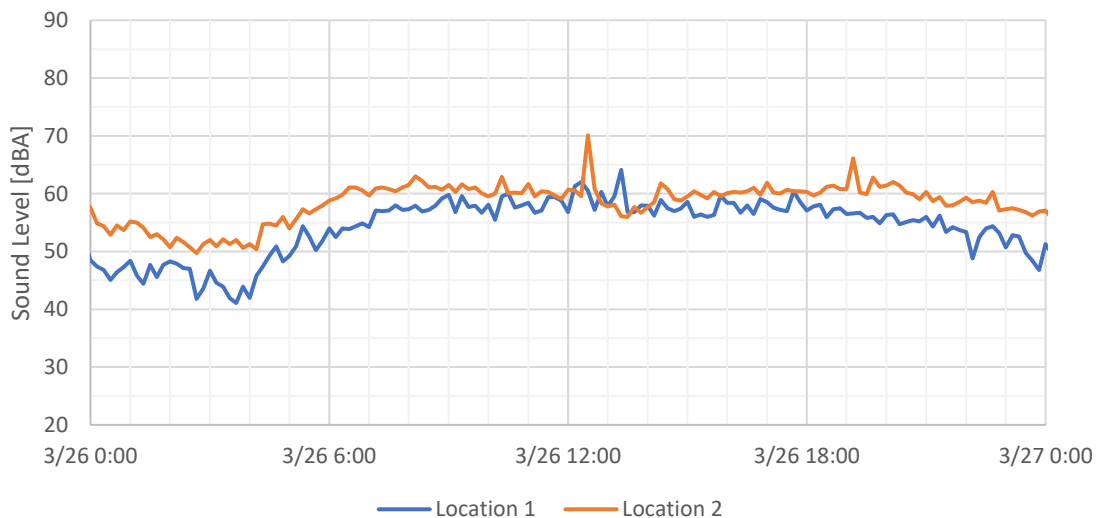


Figure 11. Ten-Minute Sound Levels  
Wednesday, March 27, 2024

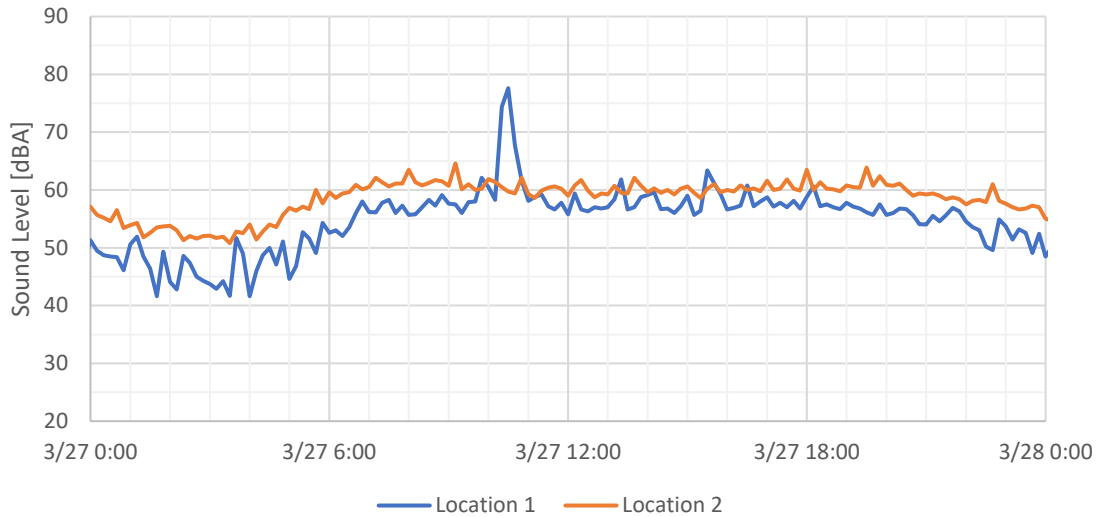


Figure 12. Ten-Minute Sound Levels  
Thursday, March 28, 2024

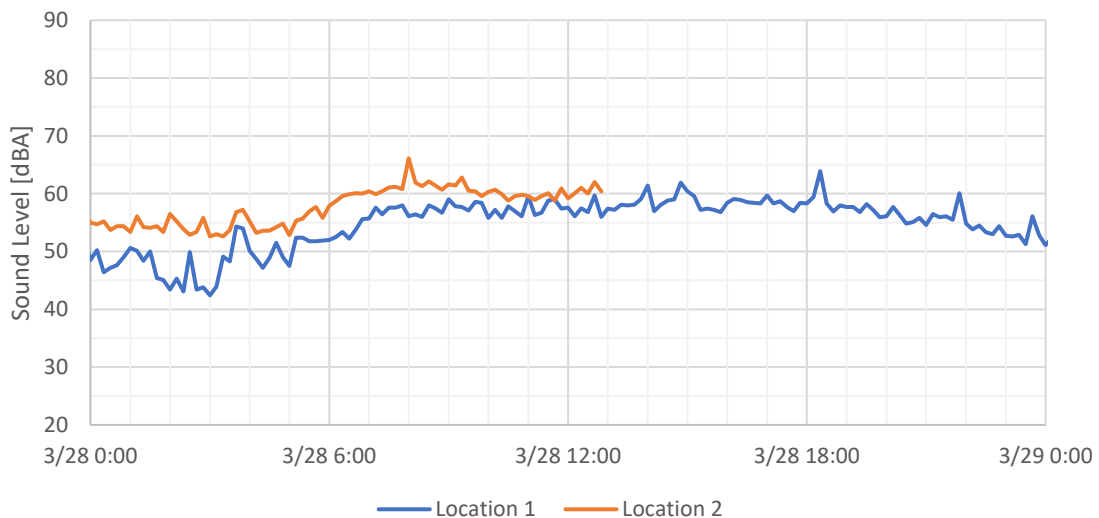
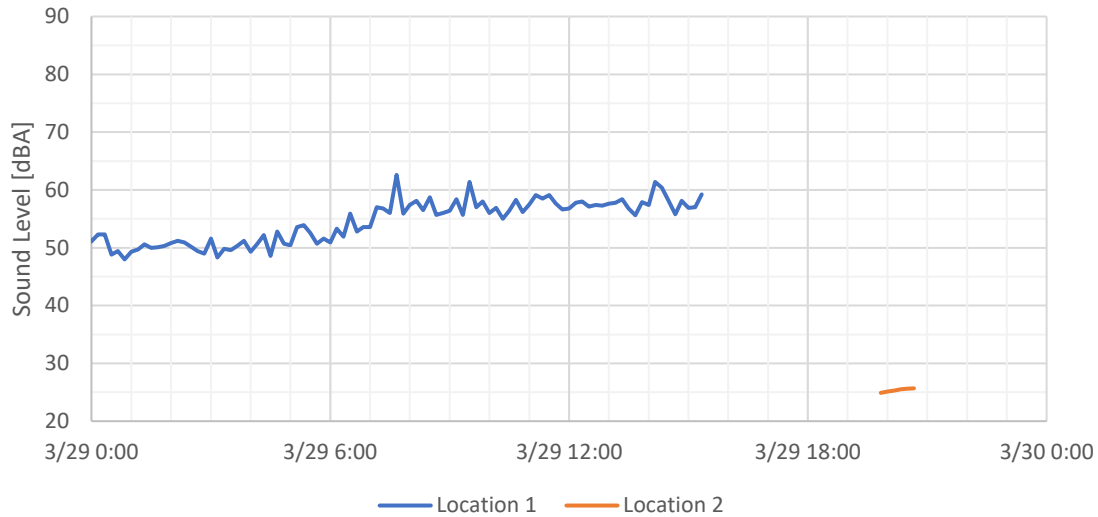


Figure 13. Ten-Minute Sound Levels  
Friday, March 29, 2024







# CAROLINA CLUB

LOCATION MAP

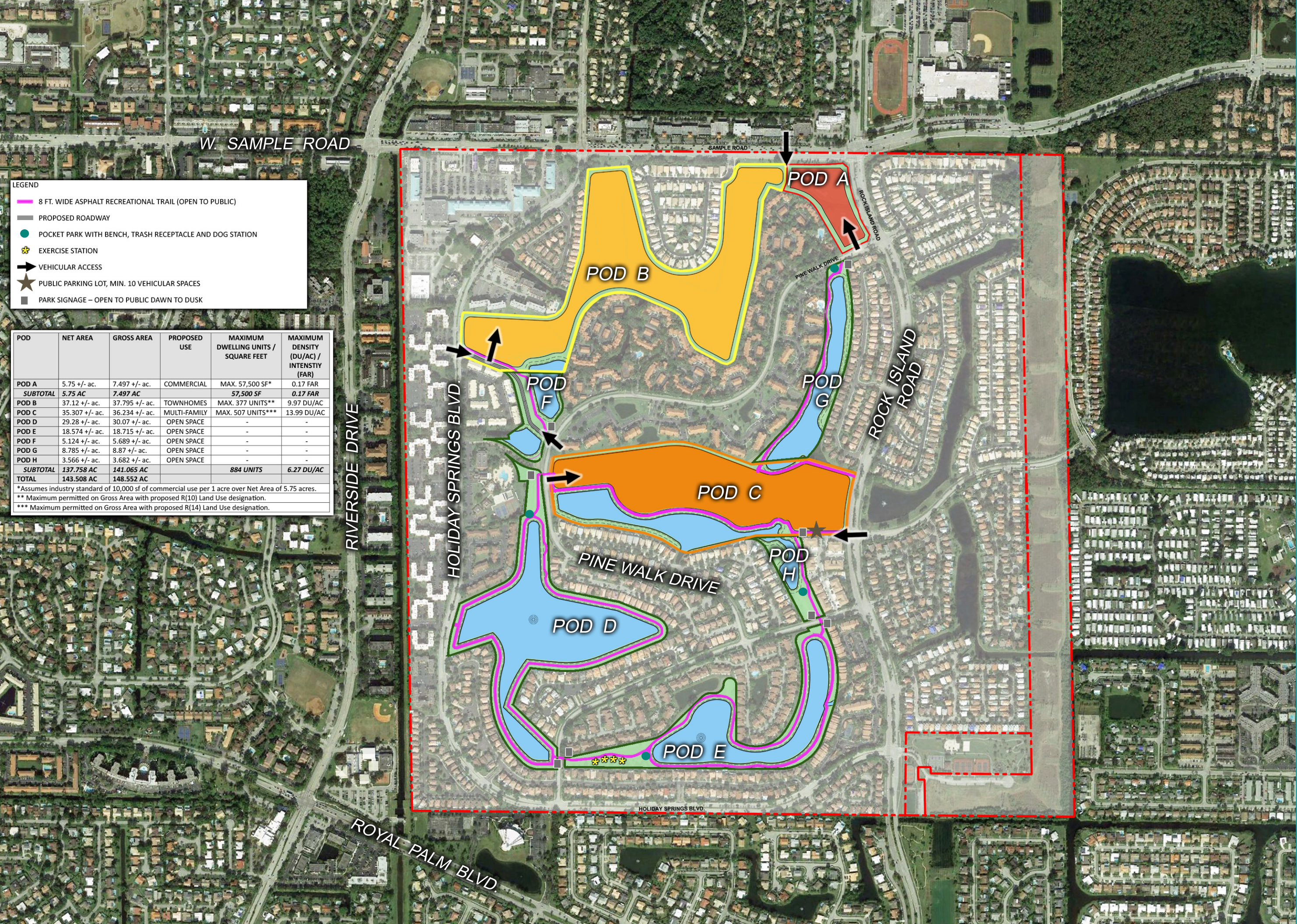


# CAROLINA CLUB

## CONCEPTUAL MASTER PLAN



NORTH



W SAMPLE ROAD

SAMPLE ROAD

POD A

ROCK ISLAND ROAD

POD G

ROCK ISLAND ROAD

POD B

POD F

POD C

POD H

HOLIDAY SPRINGS BLVD.

PINE WALK DRIVE

POD D

POD E

HOLIDAY SPRINGS BLVD.

ROYAL PALM BLVD.

RIVERSIDE DRIVE

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				

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DWELLING UNITS / SQUARE FEET	MAXIMUM DENSITY (DU/AC) / INTENSITY (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.

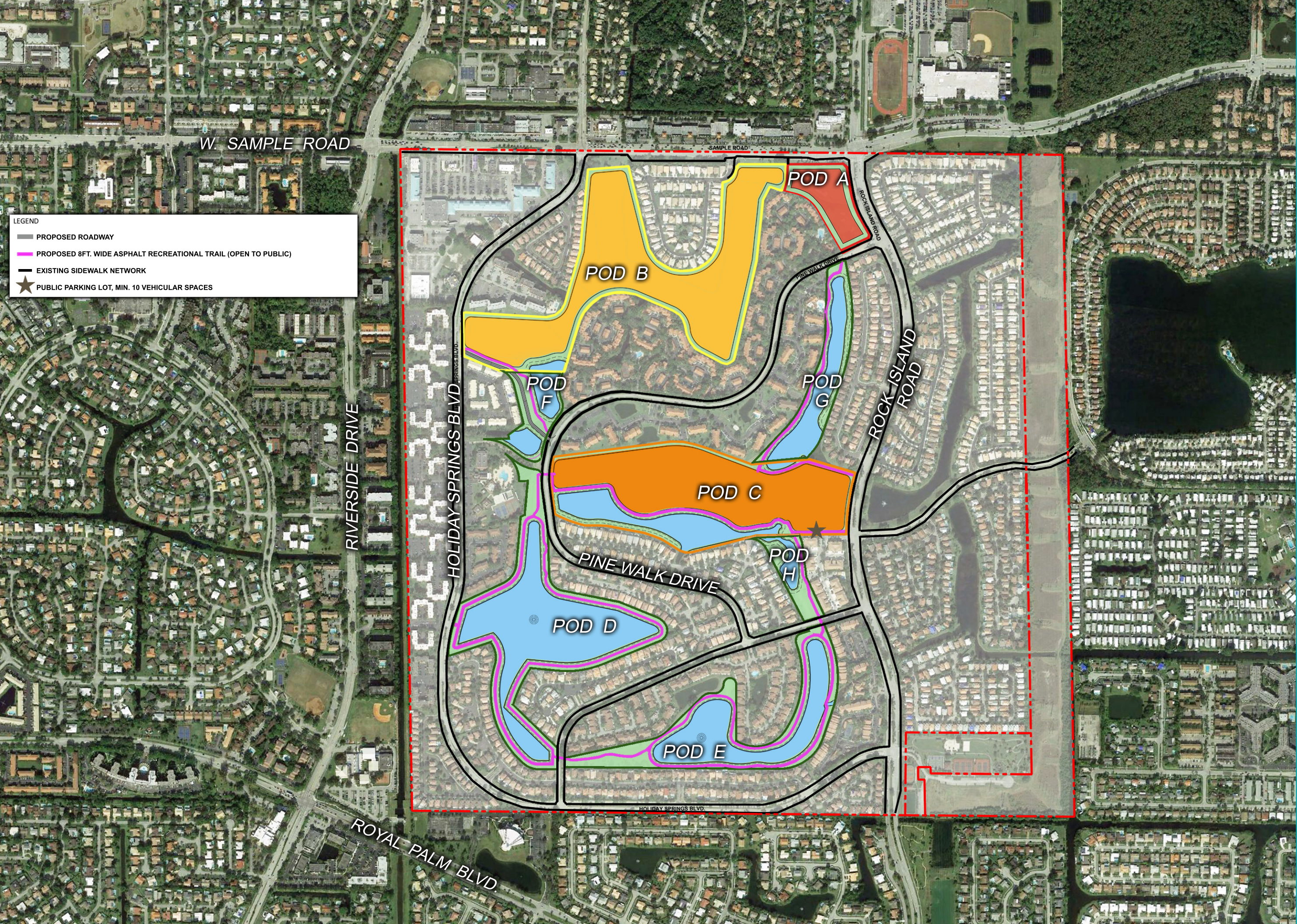


# CAROLINA CLUB

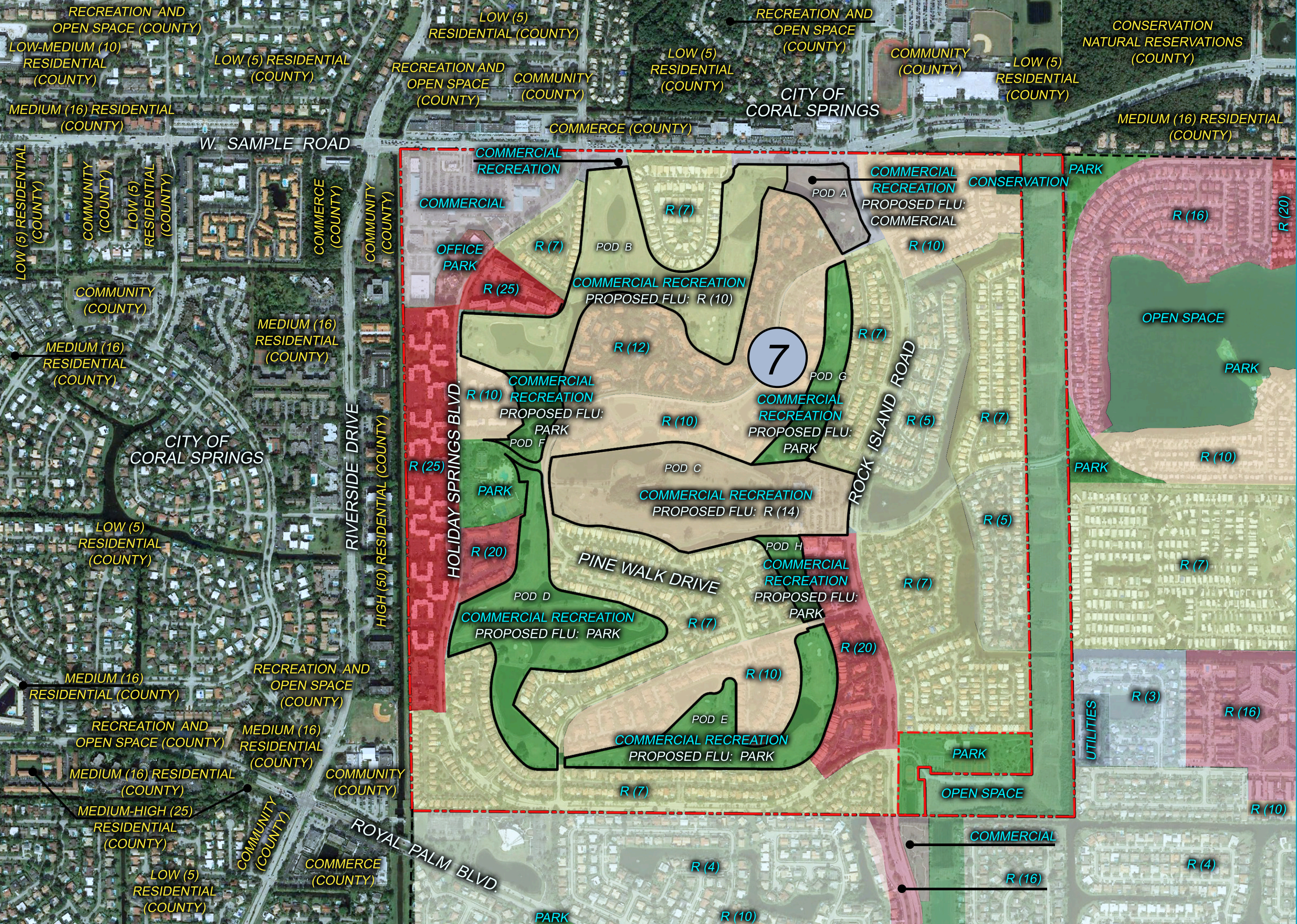
## PEDESTRIAN CONNECTIVITY PLAN



NORTH







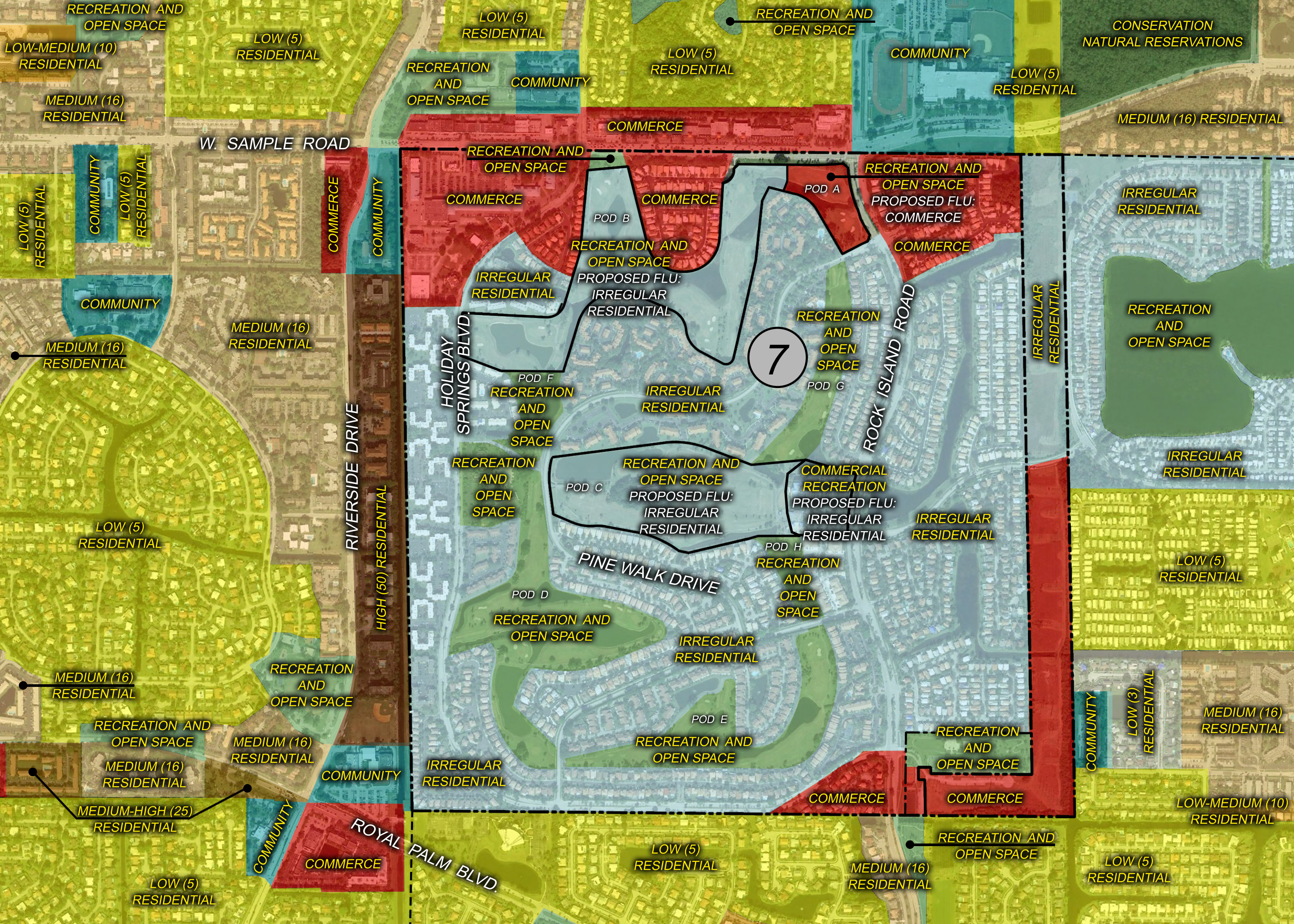
# CAROLINA CLUB

FUTURE LAND USE MAP - CITY



NORTH





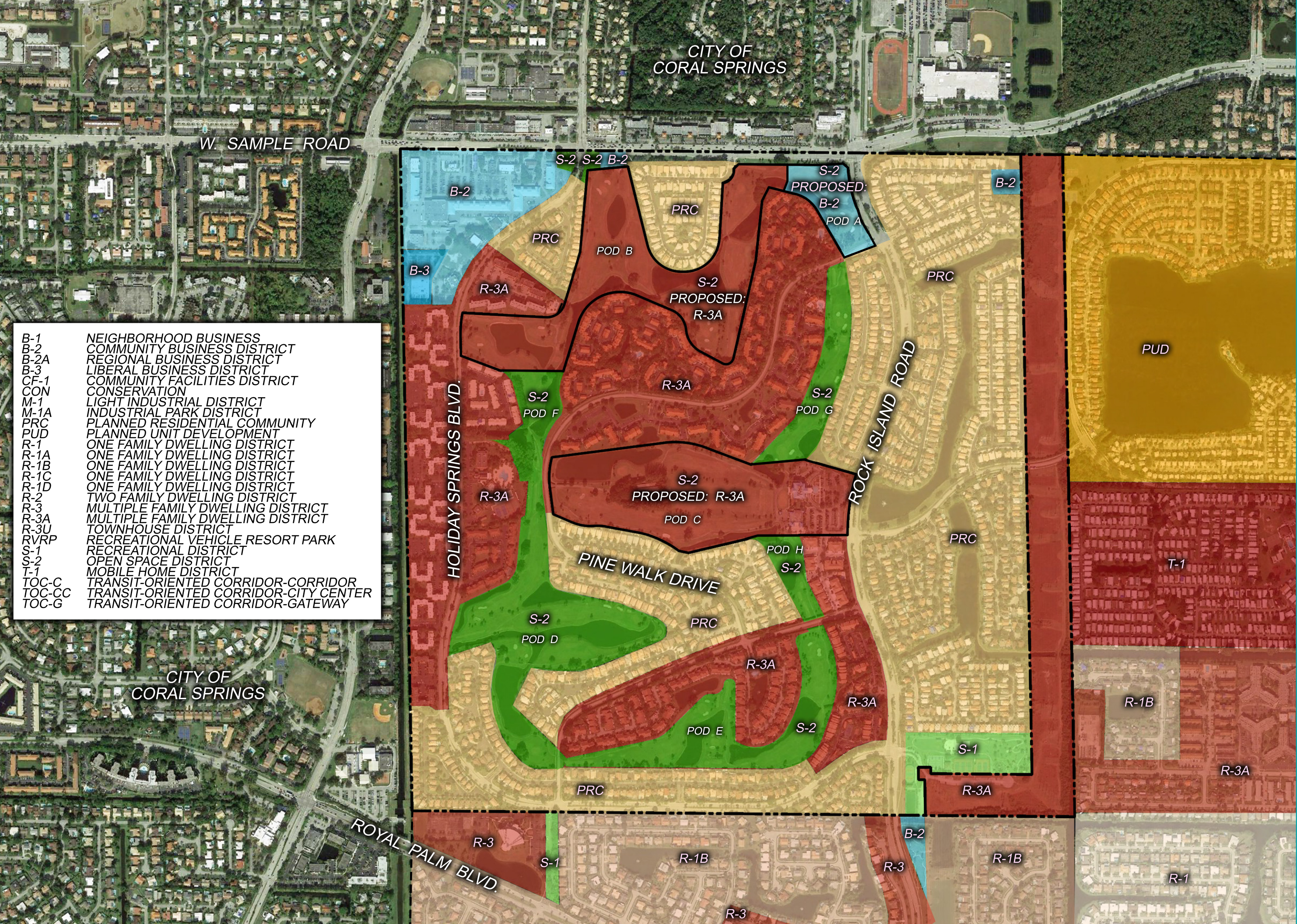


# CAROLINA CLUB

## ZONING MAP



NORTH



- B-1 NEIGHBORHOOD BUSINESS DISTRICT
- B-2 COMMUNITY BUSINESS DISTRICT
- B-2A REGIONAL BUSINESS DISTRICT
- B-3 LIBERAL BUSINESS DISTRICT
- CF-1 COMMUNITY FACILITIES DISTRICT
- CON CONSERVATION
- M-1 LIGHT INDUSTRIAL DISTRICT
- M-1A INDUSTRIAL PARK DISTRICT
- PRC PLANNED RESIDENTIAL COMMUNITY
- PUD PLANNED UNIT DEVELOPMENT
- R-1 ONE FAMILY DWELLING DISTRICT
- R-1A ONE FAMILY DWELLING DISTRICT
- R-1B ONE FAMILY DWELLING DISTRICT
- R-1C ONE FAMILY DWELLING DISTRICT
- R-1D ONE FAMILY DWELLING DISTRICT
- R-2 TWO FAMILY DWELLING DISTRICT
- R-3 MULTIPLE FAMILY DWELLING DISTRICT
- R-3A MULTIPLE FAMILY DWELLING DISTRICT
- R-3U TOWNHOUSE DISTRICT
- RVRP RECREATIONAL VEHICLE RESORT PARK
- S-1 RECREATIONAL DISTRICT
- S-2 OPEN SPACE DISTRICT
- T-1 MOBILE HOME DISTRICT
- TOC-C TRANSIT-ORIENTED CORRIDOR-CORRIDOR
- TOC-CC TRANSIT-ORIENTED CORRIDOR-CITY CENTER
- TOC-G TRANSIT-ORIENTED CORRIDOR-GATEWAY





February 15, 2024

Scott E. Backman, Esquire  
Dunay, Miskel & Backman, LLP  
14 Southeast 4 Street, Suite 36  
Boca Raton, Florida 33432

*Via Email Only*

Dear Mr. Backman:

**Subject: Margate - Acreage Determination (Carolina Club)**

This letter is an update to our previous correspondence dated January 2, 2019, to verify gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located on the south side of Sample Road, on both sides of Rock Island Road, in the City of Margate.

The BCLUP utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on our coordination with the City of Margate staff regarding the northern boundary and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 636.2 gross acres, which is designated by the BCLUP as indicated below:

BROWARDNEXT - BCLUP DESIGNATION	GROSS ACRES
Irregular (7) Residential within a Dashed-Line Area	366.1
Commerce within a Dashed-Line Area	104.9
Recreation and Open Space within a Dashed-Line Area	158.6
Commercial Recreation within a Dashed-Line Area	6.6
	<b>636.2</b>

Planning Council staff notes that a survey was not provided due to the size of the dashed-line area. Therefore, the gross acreage provided should not be utilized for official purposes unless independently accepted by the local government.

**Scott E. Backman**  
**February 15, 2024**  
**Page Two**

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact Deanne Von Stetina of Planning Council staff.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', with a stylized flourish at the end.

Barbara Blake Boy  
Executive Director

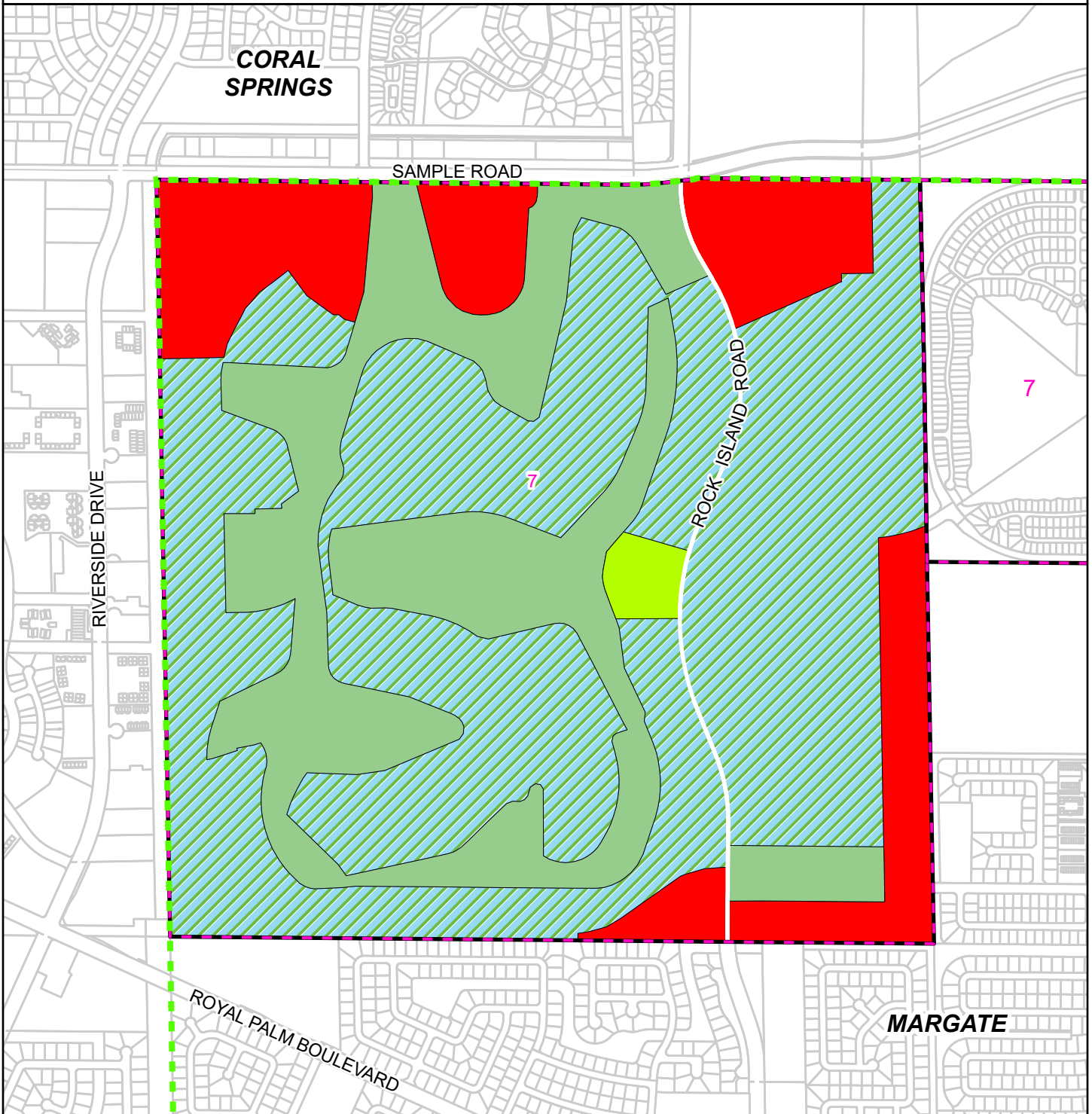
BBB:DDV  
Attachment

cc/email/att: Cale Curtis, City Manager  
City of Margate

Elizabeth Taschereau, Director, Development Services  
City of Margate



# Broward County Land Use Plan Acreage and Land Use Confirmation



- Municipal Boundary
- Parcels
- Dashed-Line Area

- Irregular Residential (366.1 acres)
- Commerce (104.9 acres)
- Recreation and Open Space (158.6 acres)
- Commercial Recreation (6.6 acres)

**Total Gross Acres = 636.2**

AD 24-001 Backman Margate  
Acreage Determination

1,000 500 0 1,000  
Feet



**ANNUAL LOCAL GOVERNMENT  
REVENUE ANALYSIS OF THE  
ROSEMURGY ACQUISITIONS, LLC,  
MIXED-USE DEVELOPMENT IN  
MARGATE, FLORIDA**



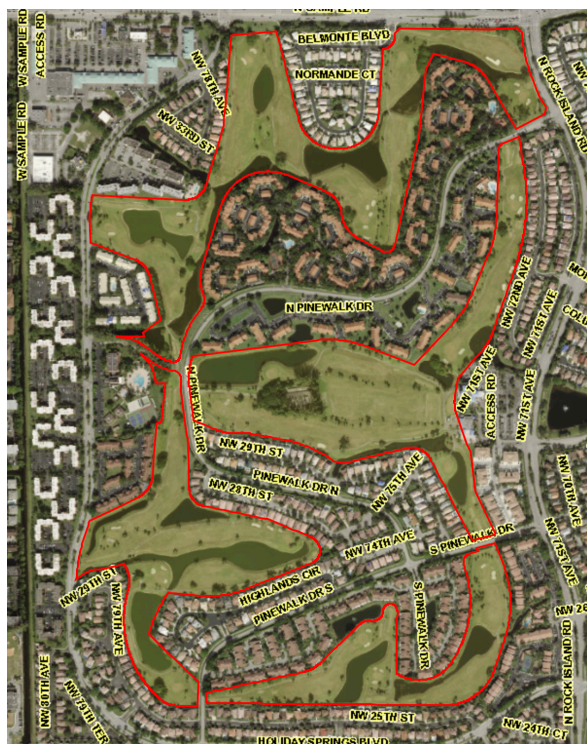
**April 17, 2024**

## Report Commission

Rosemurgy Acquisitions, LLC, commissioned this report in support of the company's proposed mixed-use development in the City of Margate, Broward County, Florida. The development contemplates the construction of 377 townhomes, 507 apartments, and 57,500 sf of retail, and 67.206 acres of open space that will be constructed on a former golf course.

The proposed development is situated off Sample Road on the north and Rock Island Road to the east. The property currently has a City zoning of S-2 (Open Space).

### General Project Location



**General Location of Project In The City of Margate, Florida.**

Source: Broward County Property Appraiser Aerials.

This study is designed to forecast the annual revenues that will accrue to the City of Margate and other taxing authorities under the proposed use. One-time revenues have also been estimated for the City, Broward County, and the School Board. The study used the rates and fees that were in effect as of the date of the report.

## **Study Conclusions**

The study concludes that the proposed residential development would provide an estimated \$4,470,665 in annual revenue to the City of Margate once the project is fully complete. The City could also expect to receive \$9,836,652 in one-time revenues from the proposed development.

Broward County would receive \$2,061,940 annually and \$1,130,405 in one-time revenues.

The School Board of Broward County would receive \$2,406,239 annually and \$5,814,419 in one-time school impact fees.

All local governments levying annual taxes and fees against this proposed development would be expected to receive \$9,717,064.

Total one-time fees to all governments are estimated to be \$16,781,476.



## **SOURCES OF REVENUES**

The City of Margate levies taxes, fees, assessments, and charges on several sources. The City also receives more intergovernmental revenue as its population increases. The proposed residential development will generate \$4,470,665 annually from all revenue sources. Table A summarizes the annual revenue sources that would accrue to the City:

**Table A**  
**Recurring Annual City Revenue**

	<b>Proposed Project</b>
Property Taxes	\$ 2,764,433
Fire Assessments	282,450
Franchise and Utility Taxes	441,385
Intergovernmental	532,084
Stormwater Fees	57,860
Utility System Net Operating Income	392,454
<b>Total Annual Revenue</b>	<b>\$ 4,470,665</b>

The City levies various impact, permit, and other fees against new development. These fees are used for capital improvements within the City or to pay for development-related improvements made by the City. Other fees are collected to pay for the services provided new construction. Table B summarized the one-time revenues that the City of Margate would receive from this proposed development:

(continued)

**Table B**  
**One-Time City Revenues**

	<b>Proposed Project</b>
Water and Sewer Connection Fees	\$ 3,569,206
Police Impact Fees	386,312
Fire Impact Fees	414,558
Building Permit Fees at 2.50%	5,466,577
<b>Total One-Time Revenues</b>	<b>\$ 9,836,653</b>

Broward County also levies various impact, permit, and other fees against new development.

Table C summarizes the one-time revenues for Broward County, plus the school impact fees paid to the School Board of Broward County:

**Table C**  
**Broward County and School Board**  
**One-Time Revenues**

	<b>Proposed Project</b>
Transportation Concurrency Fees	\$ 856,457
School Impact Fee	5,814,419
Park Impact Fees	273,948
<b>Total One-T</b>	<b>\$ 6,944,824</b>

(continued)

Other units of local government also levy taxes on the property. Table D details the revenues to all jurisdictions if the property were to be developed as proposed:

**Table D**  
**Recurring Annual Revenue To All Jurisdictions**

	<b>Margate</b>	<b>Broward County</b>	<b>School Board of Broward County</b>	<b>Children's Services Council</b>	<b>N. Broward Hospital District</b>	<b>FIND</b>	<b>SFWMD</b>	<b>Totals</b>
Property Taxes	\$2,764,433	\$2,061,940	\$2,406,239	\$163,675	\$520,377	\$10,475	\$83,692	<b>\$8,010,831</b>
Fire Assessments	\$282,450	-	-	-	-	-	-	<b>\$282,450</b>
Franchise and Utility Taxes	\$441,385	-	-	-	-	-	-	<b>\$441,385</b>
Intergovernmental	\$532,084	-	-	-	-	-	-	<b>\$532,084</b>
Stormwater Fees	\$57,860	-	-	-	-	-	-	<b>\$57,860</b>
Utility System Net Operating Income	\$392,454	-	-	-	-	-	-	<b>\$392,454</b>
<b>Total Annual Revenue, All Jurisdictions</b>	<b>\$4,470,665</b>	<b>\$2,061,940</b>	<b>\$2,406,239</b>	<b>\$163,675</b>	<b>\$520,377</b>	<b>\$10,475</b>	<b>\$83,692</b>	<b>\$9,717,064</b>

(continued)

## **EXPLANATION OF REVENUE SOURCES, CALCULATIONS, AND ASSUMPTIONS**

Property taxes, franchise fees, utility service taxes, and fire assessments can be calculated with a substantial degree of certainty. Intergovernmental revenue increases as population increases, but the City does not directly control this revenue source.

The various revenue sources, their impacts, and the major assumptions used in determining the projection are detailed in the following sections.

### **PROPERTY TAXES**

*The proposed project will generate \$2,764,433 annually in City property tax revenues.*

Property taxes are a function of the property's taxable value and the property tax rate levied by the City. The property tax rates used in this report are \$7.1171 per \$1,000 of taxable value for operating purposes and \$0.4833 per \$1,000 of taxable value for voted debt service. These are the rates that the City levied for fiscal year 2024. The taxable value is calculated from the assessed values less exemptions on each parcel. Both the assessed values and the exemptions are set or determined by the Broward County Property Appraiser's office. The assessed and taxable values of the proposed development were based upon an average taxable value of \$295,000 for the 507 apartments and \$610,000 for the 377 townhomes. The 57,500-sf commercial portion was valued at \$475/sf, assuming drive through restaurant uses, and some retail and office. It was assumed that 46% of the townhomes would have a \$50,000 homestead exemption. The estimated taxable value for the proposed development was \$363,721,983.

## **FIRE ASSESSMENTS**

*The proposed project will generate \$282,450 annually fire assessments.*

The City levies \$300.00 per residential dwelling unit and \$0.30/square foot for commercial for an annual fire assessment.

## **FRANCHISE AND UTILITY TAXES**

*The proposed project will generate \$441,385 annually from franchise fees and utility service taxes.*

The City of Margate levies a 5.9% franchise fee on electrical consumption. The City also levies a utility service tax of 10% on electrical, water service, propane, and natural gas consumption.

We based our estimates upon commercial energy consumption and expenditure surveys conducted by the U.S. Department of Energy, Energy Information Administration, and the project's 57,500 sf of commercial uses, which are estimated to be 3 restaurants, some retail, and some office. We have assumed an average monthly electric bill for residential of \$200.

## **INTERGOVERNMENTAL REVENUE**

*The proposed project will provide an additional \$532,084 in revenues from other governmental units to the City.*

The City receives money from other units of government. Most of this recurring intergovernmental revenue is a function of population and, as population increases, so does the amount of this revenue source. We have excluded non-recurring intergovernmental revenue, as little of that is a function of population. Examples of some of the excluded sources might be federal stimulus grants and state grants for capital improvements. Examples of intergovernmental revenue that has been included would be State of Florida annual appropriations for revenue sharing, sales tax, and gas taxes. We have used an estimate of 3.3

persons per household. Based upon the per capita recurring intergovernmental revenue estimated by the State of Florida for the City for fiscal year 2024, we forecasted that the City would receive \$532,084 more annually because of this development.

### **STORMWATER REVENUE**

***The proposed project will provide an additional \$57,860 in revenues from stormwater fees levied on the improved property.***

The City levies a fee for stormwater system maintenance. The fee is \$12.02 per month per residential unit or the equivalent (ERU) thereof. For commercial uses, the ERU is based upon 2,382 sf of impervious area. We have used the 57,500 sf of proposed retail as the impervious area, but it is likely that the impervious area will be greater and increase the fees for the City.

### **UTILITY SYSTEM NET OPERATING REVENUE**

***The proposed residential use will generate \$392,454 more in additional net operating revenue for the City's water and sewer system.***

The City's water and sewer system charges monthly water and sewer usage to each of its customers. On both services, the City makes a profit. Based upon the most recently published audited FY2022 Annual Comprehensive Financial Report, we determined that the operating margin, after deducting depreciation expense, was 33.79% for water and sewer. Using rates in effect at the report date, and assuming 8,000 gallons per month consumption for residential uses and various other estimates for the different expected commercial uses, we estimated that the additional contribution after expenses was \$392,454 annually.

## **ONE-TIME IMPACT FEES AND PERMIT REVENUE AND OTHER FEES**

***The proposed use would provide \$9,836,652 in one-time revenues to the City of Margate.***

The City levies various impact fees and permit fees. Impact fees for water and sewer connections are based upon the number of dwelling units. Permit and Inspection fees have been estimated as a percent of construction costs. Police and Fire impact fees are based upon the number of residential units and the square footage of the building on the retail portion of the project. Our estimate of commercial water and sewer Equivalent Residential Connections was 78.05 ERC's.

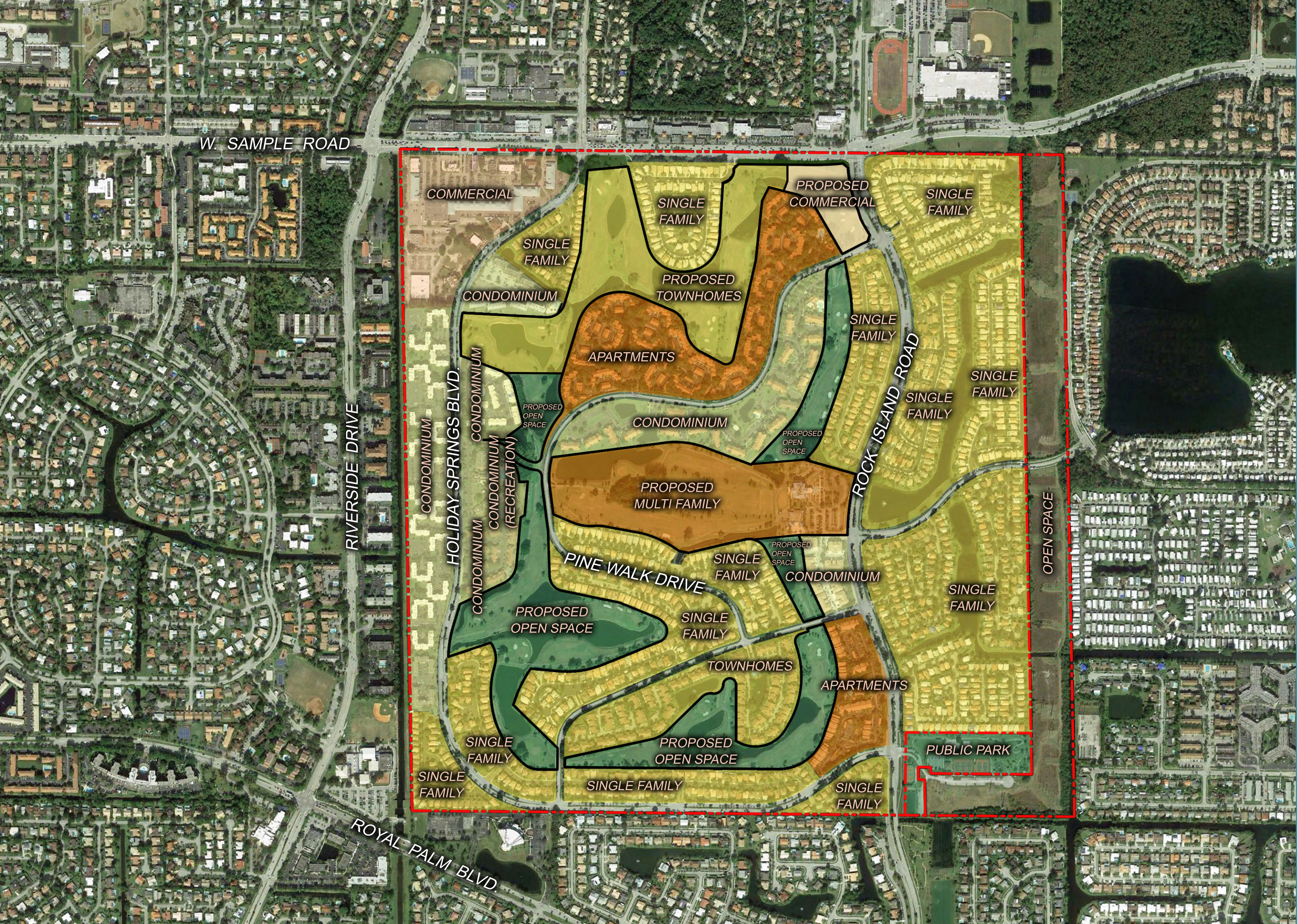
- Building permit fees have been calculated at 2.50% of construction value, which we have estimated at slightly over \$291.6 million.
- Water system impact fees are \$1,790 per home and sewer system impact fees are \$1,920 per home or ERC.
- Police Impact fees are based upon \$372.38 for the residential component and \$993.53/1,000 sf of commercial.
- Fire Impact fees are based upon \$415.44 for the residential component and \$822.76/1,000 sf of commercial.
- Transportation Impact Fees, net of credits, were based on Zone 10 rates of \$117.89 for residential uses, \$140.24 for office uses, and \$113.82 for commercial uses.

***The proposed use would provide \$6,944,824 in one-time revenues to Broward County and the School Board of Broward County.***



The County and the School Board levy various impact fees on new development. The County's park impact fees are estimated to be \$273,948 and the County's transportation concurrency fees are estimated to be \$856,457. The School Board levies impact fees on new residential development and the total fees are estimated to be \$5,814,419.





W SAMPLE ROAD

COMMERCIAL

SINGLE FAMILY

PROPOSED COMMERCIAL

SINGLE FAMILY

SINGLE FAMILY

CONDOMINIUM

PROPOSED TOWNHOMES

APARTMENTS

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

CONDOMINIUM

PROPOSED OPEN SPACE

PROPOSED MULTI FAMILY

SINGLE FAMILY

CONDOMINIUM

SINGLE FAMILY

PINE WALK DRIVE

SINGLE FAMILY

TOWNHOMES

APARTMENTS

SINGLE FAMILY

PROPOSED OPEN SPACE

SINGLE FAMILY

SINGLE FAMILY

PUBLIC PARK

ROYAL PALM BLVD.

RIVERSIDE DRIVE

HOLIDAY SPRINGS BLVD.

ROCK ISLAND ROAD

OPEN SPACE

# CAROLINA CLUB

SURROUNDING USE MAP



## Matt Cigale

---

**Subject:** FW: Carolina Club Water Sewer Availability Request

---

**From:** Matt Cigale  
**Sent:** Tuesday, June 18, 2024 2:20 PM  
**To:** Frank Youngman <[fyoungman@Thomaseg.com](mailto:fyoungman@Thomaseg.com)>; [rdaniel@margatefl.com](mailto:rdaniel@margatefl.com)  
**Subject:** RE: Carolina Club Water Sewer Availability Request

Hey Randy.

Just following up on the availability request.

See attached.

Thanks

**Matthew J. Cigale, PE**



**THOMAS ENGINEERING GROUP**  
6300 NW 31<sup>st</sup> Avenue  
Fort Lauderdale, FL 33309

P: 954-202-7000  
C: 954-804-0011  
E: [mcigale@thomaseg.com](mailto:mcigale@thomaseg.com)  
[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

---

**From:** Frank Youngman <[fyoungman@Thomaseg.com](mailto:fyoungman@Thomaseg.com)>  
**Sent:** Tuesday, April 16, 2024 10:58 AM  
**To:** [rdaniel@margatefl.com](mailto:rdaniel@margatefl.com)  
**Cc:** Ryan Thomas <[rthomas@Thomaseg.com](mailto:rthomas@Thomaseg.com)>; Matt Cigale <[mcigale@thomaseg.com](mailto:mcigale@thomaseg.com)>  
**Subject:** RE: Carolina Club Water Sewer Availability Request

Hi Randy,

I just wanted to follow up on this. Have you had a chance to review? Please let me know if you have any questions.

Thank you,

**Frank Youngman, P.E.**

**Project Manager**



**THOMAS ENGINEERING GROUP**

6300 NW 31<sup>st</sup> Avenue  
Fort Lauderdale, FL 33309

P: 954-202-7000

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[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

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---

**From:** Frank Youngman  
**Sent:** Wednesday, April 10, 2024 3:34 PM  
**To:** [rdaniel@margatefl.com](mailto:rdaniel@margatefl.com)  
**Cc:** Ryan Thomas <[rthomas@Thomaseg.com](mailto:rthomas@Thomaseg.com)>; Matt Cigale <[mcigale@Thomaseg.com](mailto:mcigale@Thomaseg.com)>  
**Subject:** RE: Carolina Club Water Sewer Availability Request

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**



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[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

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**From:** Matt Cigale <[mcigale@thomaseg.com](mailto:mcigale@thomaseg.com)>  
**Sent:** Friday, January 26, 2024 5:46 PM

**To:** [rdaniel@margatefl.com](mailto:rdaniel@margatefl.com)

**Cc:** Ryan Thomas <[rthomas@Thomaseg.com](mailto:rthomas@Thomaseg.com)>; Frank Youngman <[fyoungman@Thomaseg.com](mailto: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**



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[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

## 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](http://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](mailto: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 31<sup>st</sup> Avenue  
Fort Lauderdale, FL 33309

P: 954-202-7000

E: [cmartinez@thomaseg.com](mailto:cmartinez@thomaseg.com)

[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

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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](mailto:JHeilman@Broward.org)

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

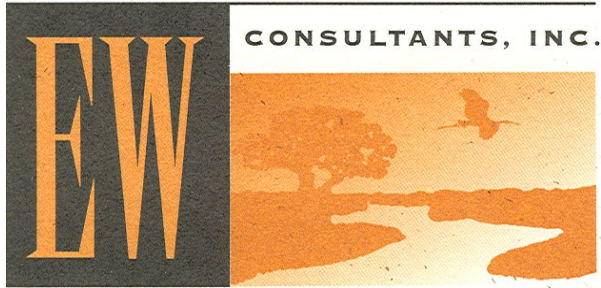
Public Community Parks	Net Acreage	Public Access	Signage		Private Recreation Open Space	Net Acreage	> 0.25ac	Deed	Zoned	Credit Allowed
Calypso Cove at Royal Palm Park	3.88	Yes	Yes		Aztec Rec Area	4.39	Yes	No	No	0.00
Centennial Park	4.05	Yes	Yes		Coconut Key Rec Area	0.60	Yes	No	No	0.00
Coral Gate Park	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
<b>Total:</b>	<b>86.05</b>				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)			The Courtyards Rec Area	0.97	Yes	No	No	0.00
Fern Forest Nature Center (Margate portion)	24.50				The Falls Rec Area	1.01	Yes	No	No	0.00
Herman & Dorothy Shooster Preserve	19.83				The Lakes Rec Area	1.05	Yes	No	No	0.00
Cypress Creek Greenway	18.19				The Laurels Rec Area	0.96	Yes	No	No	0.00
<b>Total:</b>	<b>62.52</b>	<b>48.12</b>			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
<b>Total:</b>	<b>279.33</b>	<b>48.12</b>			Nove of Margate (Pending Construction)	1.2	Yes	Yes	Yes	0
					<b>Total:</b>	<b>78.38</b>				<b>1.19</b>
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	<b>Total:</b>	<b>11.22</b>				<b>8.44</b>
Sunflower Lake	6.49	No	No	0.00						
Blueway Trail	44.58	Yes	Yes	44.58						
<b>Total:</b>	<b>138.5</b>			<b>102.67</b>						
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					<b>Total:</b>	<b>620.16</b>		<b>294.59</b>	<b>192.5</b>	<b>102.10</b>

EW CONSULTANTS, INC.  
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



# **CAROLINA CLUB**

## **ENVIRONMENTAL ASSESSMENT REPORT**

Prepared for:

**Rosemurgy Acquisitions, LLC  
1801 South Federal Highway  
Boca Raton, FL 33432**

Prepared by:

**EW CONSULTANTS, INC.**

April 2024 revised  
January 2024

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## **INTRODUCTION**

EW Consultants, Inc. (EW) conducted an environmental assessment of the Carolina Club property located in Broward County, Florida. The subject site covered by this environmental assessment consists of inactive golf course land approximately 143.5 acres in size. The site is within Section 23, Township 48 south, and Range 41 east, in the City of Margate. The site is irregular/ rectangular in shape and is bordered on the north by West Sample Road, on the west by the Riverside Drive, on the east by North Rock Island Road, and on the south by Royal Palm Boulevard. Location maps and a 2023 aerial photograph are provided in the Appendix as Figures 1 through 3.

## **PROPERTY DESCRIPTION AND METHODS**

The property is currently developed as a golf course, but is not active. Chronological review of historical aerial imagery indicates that the site had previously been typical of the mixed agricultural and undeveloped land in the surrounding area at that time. By c.1976 the course was substantially complete and in use.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, “West Dixie Bend” Quadrangle”, and the *Soils Survey of Broward County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2023 Broward County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (COE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the COE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions”. Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental

Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

## **SOILS**

The soils on the site are mapped as Boca fine sand, 0 to 2 percent slopes; Hallandale fine sand, 0 to 2 percent slopes; Matlacha gravelly fine sand, limestone substratum; Lauderhill muck, frequently ponded, 0 to 1 percent slopes; and Plantation muck. A description of the soil types in their natural conditions is listed below. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of Broward County Area, Florida and are not necessarily indicative of the exact characteristics of the parcel. A soils map with the site boundary is included in the Appendix as an attachment.

Boca fine sand, 0 to 2 percent slopes (5) – This is a nearly level, poorly drained, sandy soil underlain by limestone at a depth of 24 to 40 inches. Under natural conditions the vegetation would include gallberry, saw palmetto, cabbage palms, slash pine, and an understory of pineland three-awn.

Hallandale fine sand, 0 to 2 percent slopes (12) – This nearly level, poorly drained, sandy soil is underlain by limestone at a depth of 7 to 20 inches. Under natural conditions the vegetation would include scattered slash pine and saw palmetto, pineland three-awn, paspalum, bluejoint panicum, blue maidencane, and chalky bluestem.

Matlacha gravelly fine sand, limestone substratum (14) – This is a nearly level, somewhat poorly drained soil that formed because of earthmoving operations in areas that are underlain by limestone bedrock. Slopes are smooth to slightly convex and range from 0 to 2 percent. The depth to the water table varies with the amount of fill material and the extent of artificial drainage. However, in most years, the water table is at a depth of 18 to 30 inches for 2 to 4 months and is below the limestone during extended dry periods. The available water capacity is low. Permeability is variable, but it is estimated to be moderately rapid to rapid in the fill material and rapid in the upper part of the underlying material.

Lauderhill muck, frequently ponded, 0 to 1 percent slopes (18) – This is a nearly level, very poorly drained, organic soil underlain by limestone at a depth of 20 to 40 inches. Under natural conditions the vegetation would consist mostly of sawgrass.



Plantation muck (27) – This is a nearly level, very poorly drained soil that has a muck surface layer over sandy mineral material. Under natural conditions the vegetation would consist of sawgrass, paspalum, maidencane, and cutthroat grass.

## **NATURAL COMMUNITIES AND LAND COVERS**

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. The vegetative community descriptions include discussions of potential wildlife habitat in those communities. A land cover map of the observed community types with acreage is included as Figure 4 in the Appendix of this report.

### **182 Golf Course +/- 115 acres**

The property was previously used as a golf course with clubhouse which is no longer active. The vegetation comprises a combination of mowed grasses and weeds as well as other native, exotic and landscape vegetative species. There are scattered clumps of trees and shrubs found throughout the property. Native species found throughout include sabal palm, slash pine, live oak, laurel oak, cypress, red maple, strangler fig, mahogany, and Carolina willow. Non-native landscape species include *Ficus microcarpa* (Chinese banyan), Brazilian pepper, Brazilian pepper, Australian pine, queen palm, Washington palm and Java plum. The groundcover is dominated by bahia grass with other weeds and ruderal plant species.

### **534 Reservoirs Less Than 10 acres +/- 28.5 acres**

There are several man-made bodies of water within the property boundaries that were created during the construction of the golf course. Emergent and littoral vegetation is very sparse or non-existent in most areas of the lakes due to the steep slopes and rocky substrate. Submerged vegetation was observed in some of the lakes and includes native tape grass and non-native hydrilla.

## **LISTED SPECIES AND WILDLIFE**

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission, December 2022) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A preliminary series of pedestrian transects were conducted across the property to determine the presence of any listed species.

The site contains disturbed lands and man-made ponds in addition to larger waters off-site immediately adjacent. Consequently, the potential occurrence of listed species is evaluated based on these existing conditions, with particular attention paid to the potential presence of gopher tortoises and burrowing owls which are known to occur in similar disturbed habitats and open lands.

Gopher tortoises are listed as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). No gopher tortoises, gopher tortoise burrows, or indicators of the presence of gopher tortoises were observed on the site. The field reconnaissance indicated that the site is regularly subjected to maintenance. The site is surrounded by significant residential and urban development and as a result, has been isolated from larger native habitat areas for decades. Based on these conditions, gopher tortoises are unlikely to be present on the property, and no gopher tortoise burrows or signs of gopher tortoises were observed during this assessment.

Burrowing owls are listed as a Threatened species by the FWC. Initial site reconnaissance indicated that the open, herbaceous portions of the site offer potential habitat for burrowing owls, both nesting and foraging. There were no burrowing owls or indicators of the presence of burrowing owls observed on the site during this assessment. However, burrowing owls are known to occur within one mile of the site and suitable habitat is present on the site. For this reason, we recommend another preliminary survey be conducted in the spring, in the nesting season.

The wood stork is listed as Federal-designated Threatened and has a moderate probability to forage on site. The property does not provide suitable nesting habitat due to the absence of natural forested wetlands. The site is, however, within the 18.6 mile core forage area of woodstork rookeries as per USFWS.

The eastern indigo snake is listed as Federally-designated Threatened. Although the eastern indigo snake is known to occur in the region and ranges widely over a diversity of upland and wetland habitats, there is a low potential for this species to occur on the site due to the absence of xeric habitat or of a significant gopher tortoise population on site.

Other listed animal species that may potentially utilize the site include wading bird species due to the minimal foraging opportunities offered by the open water lakes and sideslopes. State Threatened avian species that may be occasionally observed foraging on site include the little blue heron, tricolored heron, reddish egret, and roseate spoonbill.

Non-listed wildlife and wildlife signs observed includes muscovy duck, mottled duck, white ibis, common moorhen, green heron, little egret, snowy egret, great egret, anhinga, cormorant, Egyptian geese, mourning dove, northern cardinal, mockingbird, boat-tailed grackle, blue jay, kingfisher, northern kestrel, osprey, northern goshawk, grey squirrel, iguana, red-ear slider turtle, softshell turtle, largemouth bass, cichlid, and snakehead.



## **CONCLUSIONS AND RECOMMENDATIONS**

### **Vegetation**

The property was cleared of natural vegetation at the time that the golf course was developed in the 1970's. The vegetation assemblage that is currently present on the property comprises a combination of native and non-native species, most of which have been planted for landscape purposes or as turf for the golf course. Although native species of vegetation are present, the property does not contain any form of native habitat or other habitat that would meet the definition of Environmentally Sensitive Lands.

The Broward County and City of Margate Codes of Ordinances (Code) define vegetative communities and trees that require preservation, protection, or mitigation. Each requires review for a natural area preserve set-aside on sites that have significant areas of native upland vegetation. The subject property is disturbed in its entirety due to the history of major land alterations, development, adjacent development, and changes in regional hydrology. These factors have impacted the native habitat communities possible on the property. The property does not contain areas meeting the definition of native upland habitat. Therefore, no upland preservation areas should be required on the property.

However, both Broward County and the City of Margate require preservation or mitigation of trees with a diameter-at-breast-height (dbh) three inches and greater (Broward) or two inches and greater (Margate). The County and City codes require a tree inventory to measure and quantify *non-invasive* trees prior to site plan approval. It is recommended that, prior to the start of land planning, a tree survey be performed to determine the location, condition, quantity, and size of the existing trees that may be impacted. Trees that cannot be preserved or relocated will require replacement or mitigation in accordance with the City tree credits requirements. Also, in accordance with the codes, all invasive exotic plant species must be eradicated during site development.

### **Listed Species**

No gopher tortoises or burrows were observed on the site during the assessment. Prior to the commencement of construction activities, a full re-survey of the site may be required to confirm the findings of this preliminary assessment. If any gopher tortoise burrows are found, permits for any proposed impacts will require a relocation permit from FWC.

Burrowing owls were not observed on site during the field reconnaissance. However, because they occur within the general vicinity and site conditions are suitable, another survey should be conducted during the spring nesting season.

Wading birds may utilize small portions of the site for foraging. The birds are transient and no nesting or roosting areas were observed.

### **Wetlands**

During this environmental assessment, potential jurisdictional surface waters were observed. The existing lakes were constructed as part of the surface water management system. The SFWMD will require an Environmental Resource Permit for any modifications to the surface water management system and new outfalls or bridges in or over the adjacent canals. Although mitigation will not be required, the lakes may be reviewed for potential wood stork foraging habitat.

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.

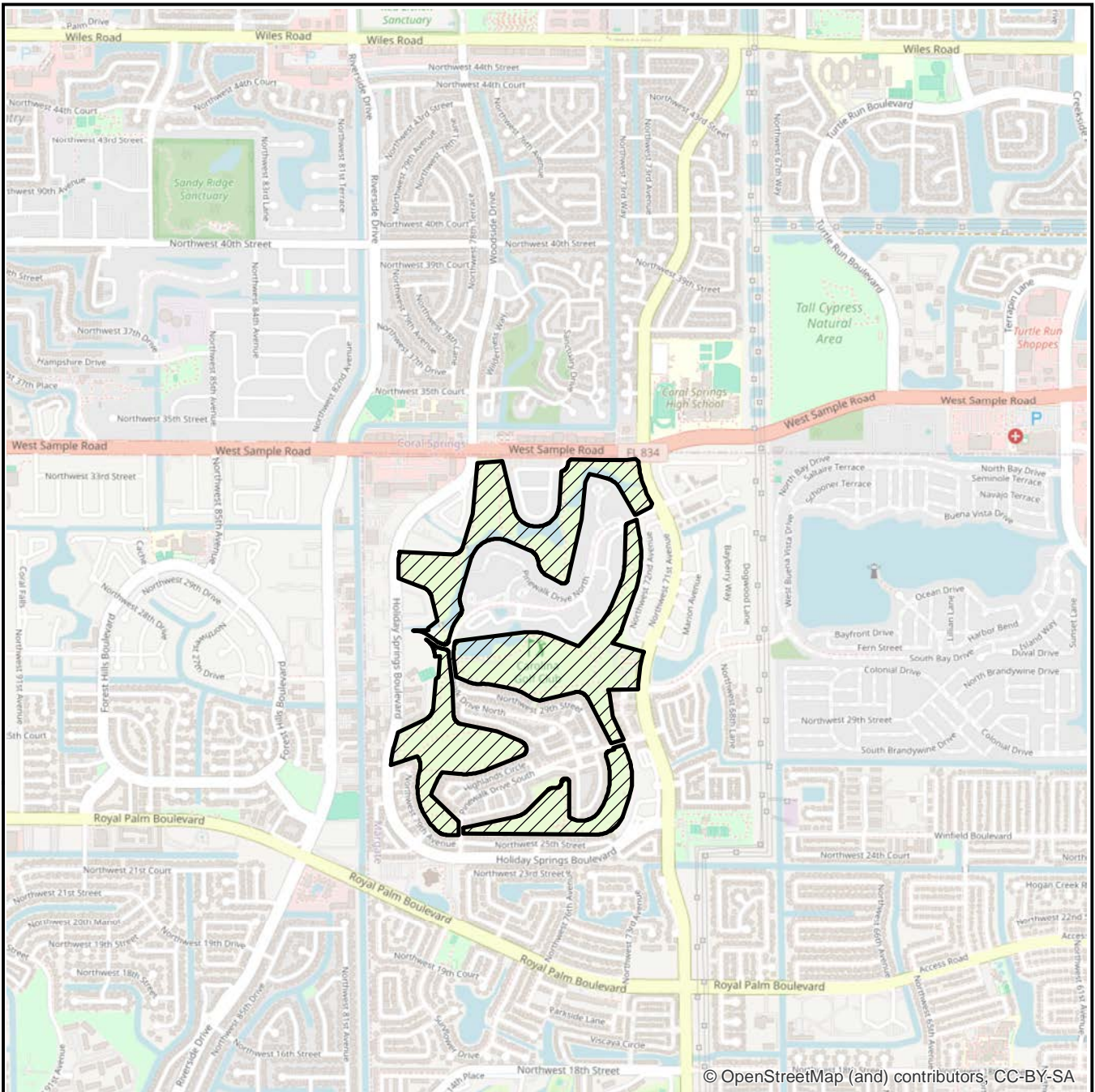
## **APPENDIX**

### Maps and Figures:

Figure 1: Location Map  
Figure 2: Quad Map  
Figure 3: Aerial Map  
Figure 4: FLUCCS Map


### Attachment:

USDA Soils Report



© OpenStreetMap (and) contributors, CC-BY-SA

## LEGEND

 - SITE (143.5+/- AC)

# CAROLINA CLUB LOCATION MAP

**EW CONSULTANTS, INC.**

2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**MAR 2024**

**FIGURE**

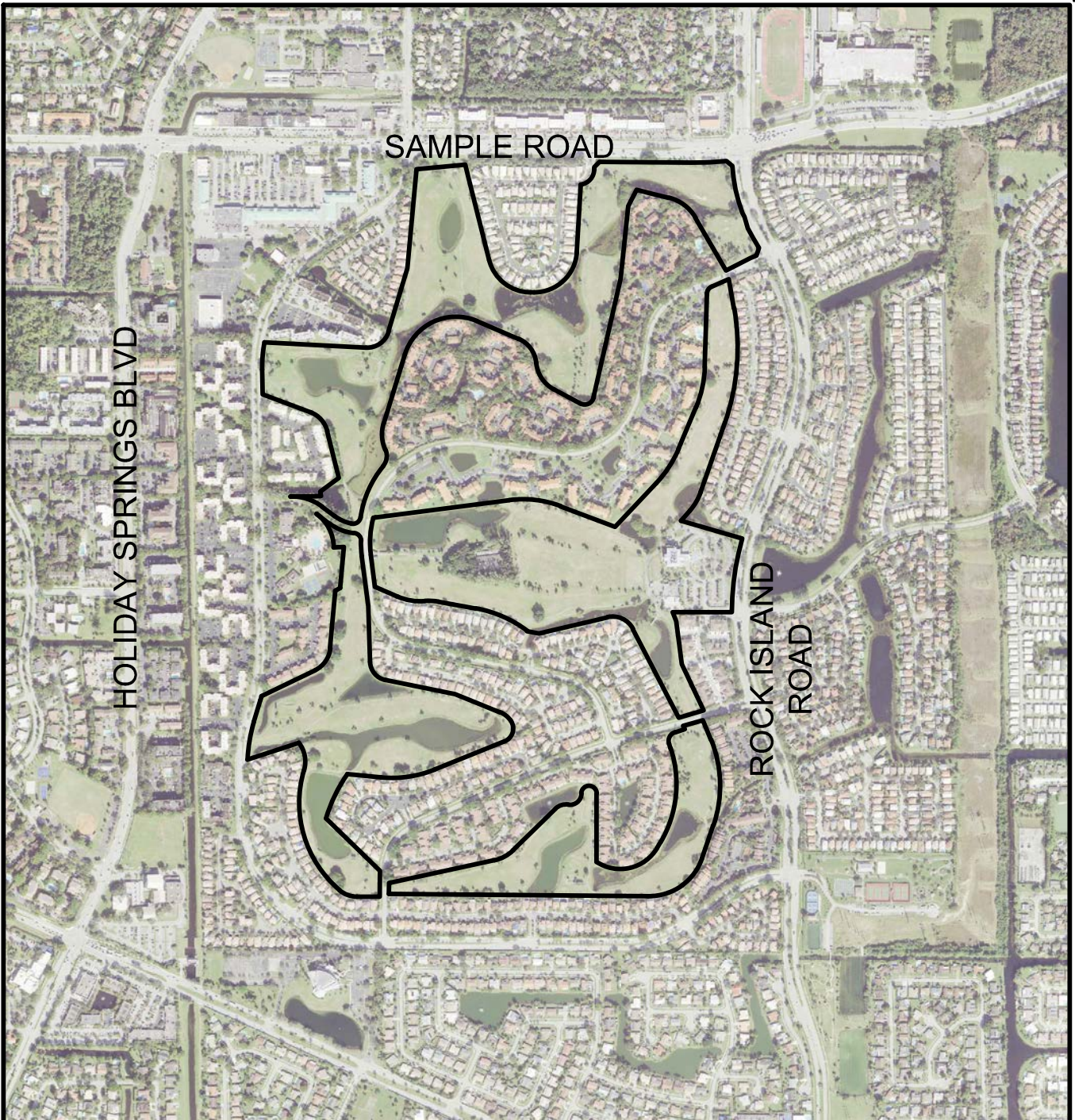
**1**



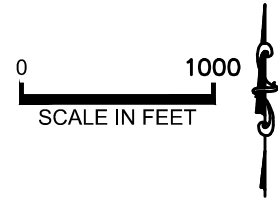








FDOT AERIALS DATED 2021



# CAROLINA CLUB AERIAL

Carolina Club.dwg AERIAL



**EW CONSULTANTS, INC.**

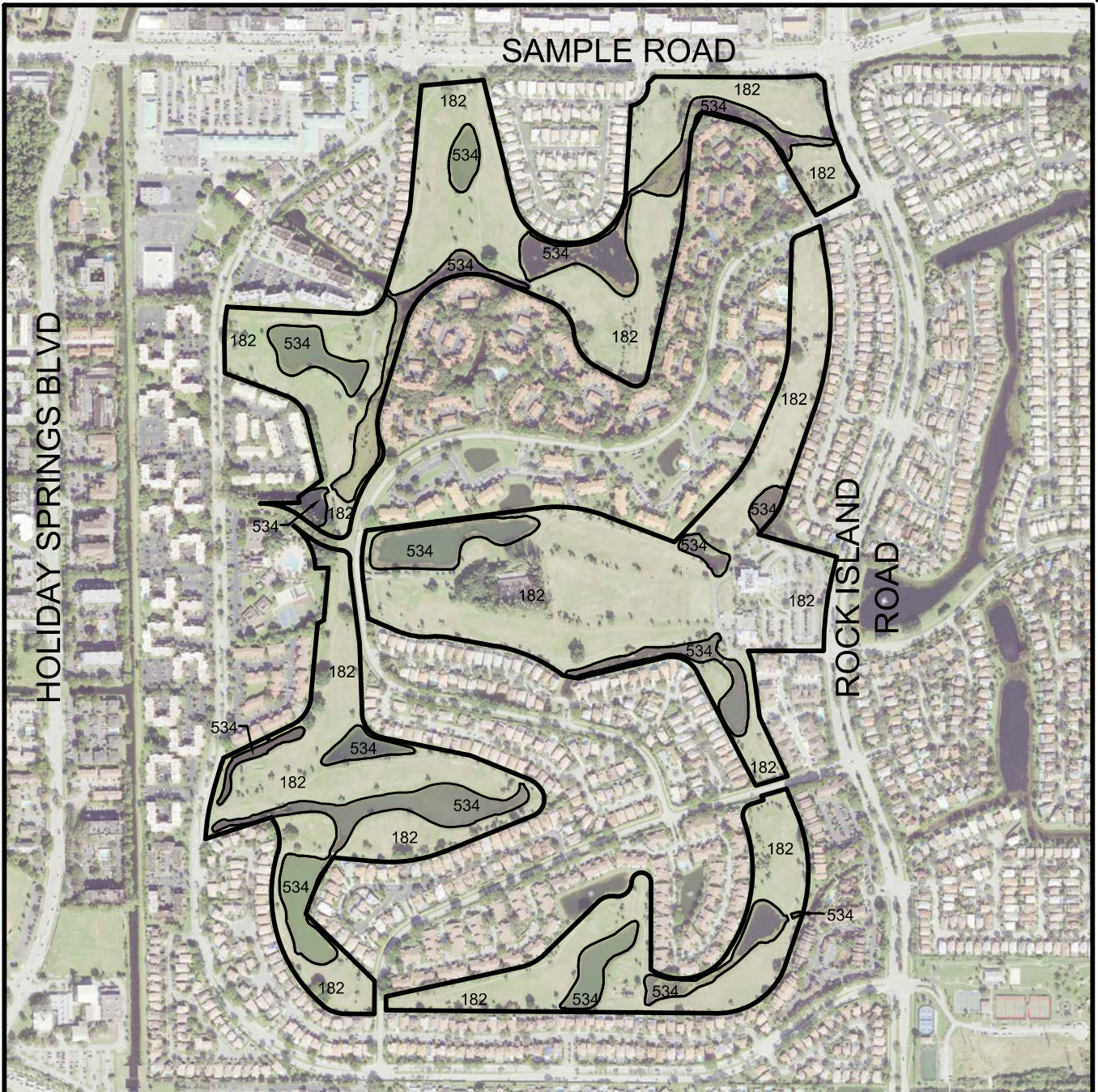
2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**APRIL 2024**

**FIGURE**

**3**





FDOT AERIALS DATED 2021

### LEGEND

182 - GOLF COURSE (115.1± AC)

534 - RESERVOIRS LESS THAN 10 ACS (28.5± AC)

TOTAL SITE (143.5± AC)

## CAROLINA CLUB

## FLUCFCS

0 800  
SCALE IN FEET



Carolina Club.dwg FLUCFCS



### EW CONSULTANTS, INC.

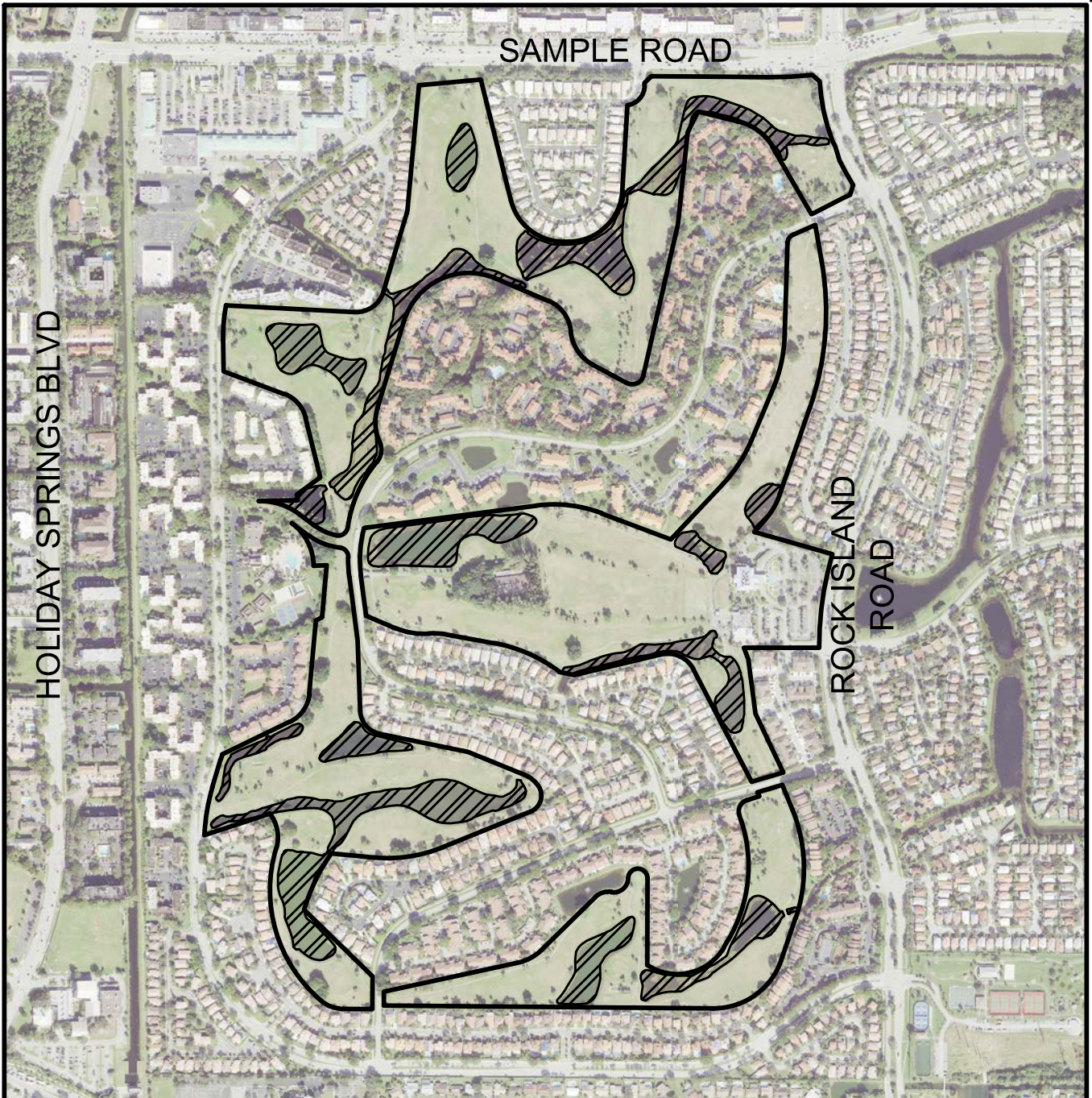
2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

### APRIL 2024

FIGURE

# 4





FDOT AERIALS DATED 2021

### LEGEND

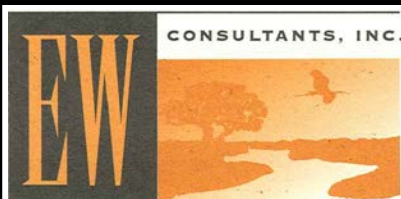
 - OTHER SURFACE WATERS (28.5± AC)

0 800  
SCALE IN FEET



# CAROLINA CLUB OTHER SURFACE WATERS

Carolina Club.dwg OSW



**EW CONSULTANTS, INC.**

2581 METROCENTRE BLVD., SUITE 1  
WEST PALM BEACH, FL 33407  
561-291-7950 PHONE 561-530-4908 FAX  
WWW.EWCONSULTANTS.COM

**APRIL 2024**

**FIGURE**

**5**

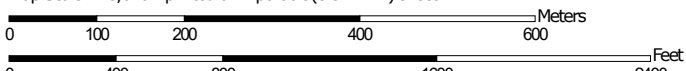


# Soil Map—Broward County, Florida, East Part (Carolina Club)



Soil Map may not be valid at this scale. **Holiday Springs**

Map Scale: 1:8,620 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

4/12/2024  
Page 1 of 3

Soil Map—Broward County, Florida, East Part  
(Carolina Club)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part

Survey Area Data: Version 19, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Boca fine sand, 0 to 2 percent slopes	11.1	7.7%
12	Hallandale fine sand, 0 to 2 percent slopes	38.9	27.1%
14	Matlacha gravelly fine sand, limestone substratum, 0 to 2 percent slopes	87.4	60.9%
18	Lauderhill muck, frequently ponded, 0 to 1 percent slopes	2.3	1.6%
27	Plantation, ponded-Matlacha-Urban land complex, 0 to 2 percent slopes	3.8	2.7%
<b>Totals for Area of Interest</b>		<b>143.5</b>	<b>100.0%</b>





Transportation Department  
**Service and Strategic Planning Division**  
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

**VIA EMAIL**

September 11, 2024

Nick Brooks  
Kimley-Horn  
477 S Rosemary Avenue, Suite 215  
West Palm Beach, FL 33401

RE: Land Use Plan Amendment (LUPA) – Carolina Club, Margate, FL - Transit  
Verification Letter

Dear Mr. Brooks,

Broward County Transit (BCT) has reviewed your correspondence dated September 4, 2024, regarding the proposed LUPA for Carolina Club, folio ID 484123000020, Margate, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 34, 62, 83, and the community shuttles Margate A and Margate As. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 34	WEEKDAY SATURDAY SUNDAY	5:00 A.M. – 11:00 P.M. 5:40 A.M. – 10:46 P.M. 7:53 A.M. – 8:52 P.M.	25 Minutes 43 Minutes 41 Minutes
BCT Route 62	WEEKDAY SATURDAY SUNDAY	4:53 A.M. – 11:54 P.M. 5:57 A.M. – 11:23 P.M. 6:40 A.M. – 10:48 P.M.	33 Minutes 30 Minutes 33 Minutes
BCT Route 83	WEEKDAY SATURDAY SUNDAY	5:38 A.M. – 9:37 P.M. 6:12 A.M. – 8:48 P.M. 9:00 A.M. – 7:48 P.M.	46 Minutes 60 Minutes 60 Minutes
Margate A BCT Route 753	WEEKDAY	7:30 A.M. – 4:30 P.M.	60 Minutes
Margate As BCT Route 754	SATURDAY	7:30 A.M. – 4:47 P.M.	70 Minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at [dacohen@broward.org](mailto:dacohen@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Daniel Cohen*

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

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](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

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

\* 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

## 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





This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.myFlorida.com](mailto:CompliancePermits@dos.myFlorida.com) for project review information.

January 19, 2024



Mr. Alexander Rosemurgy II  
Rosemurgy Properties  
1801 South Federal Highway  
Boca Raton, FL 33432  
Email: [arosemurgy@rpfla.com](mailto:arosemurgy@rpfla.com)

In response to your inquiry of January 19, 2024, the Florida Master Site File lists no cultural resources recorded at the project known as Carolina Club located by 3011 N Rock Island Rd Margate, FL 33063-7822:

Broward County Parcel Control Number: 4841 23 00 0020 (3011 N. Rock Island Road)  
Broward County Parcel Control Number: 4841 23 06 0040 (3011 N. Rock Island Road)

When interpreting the results of this search, please consider the following information:

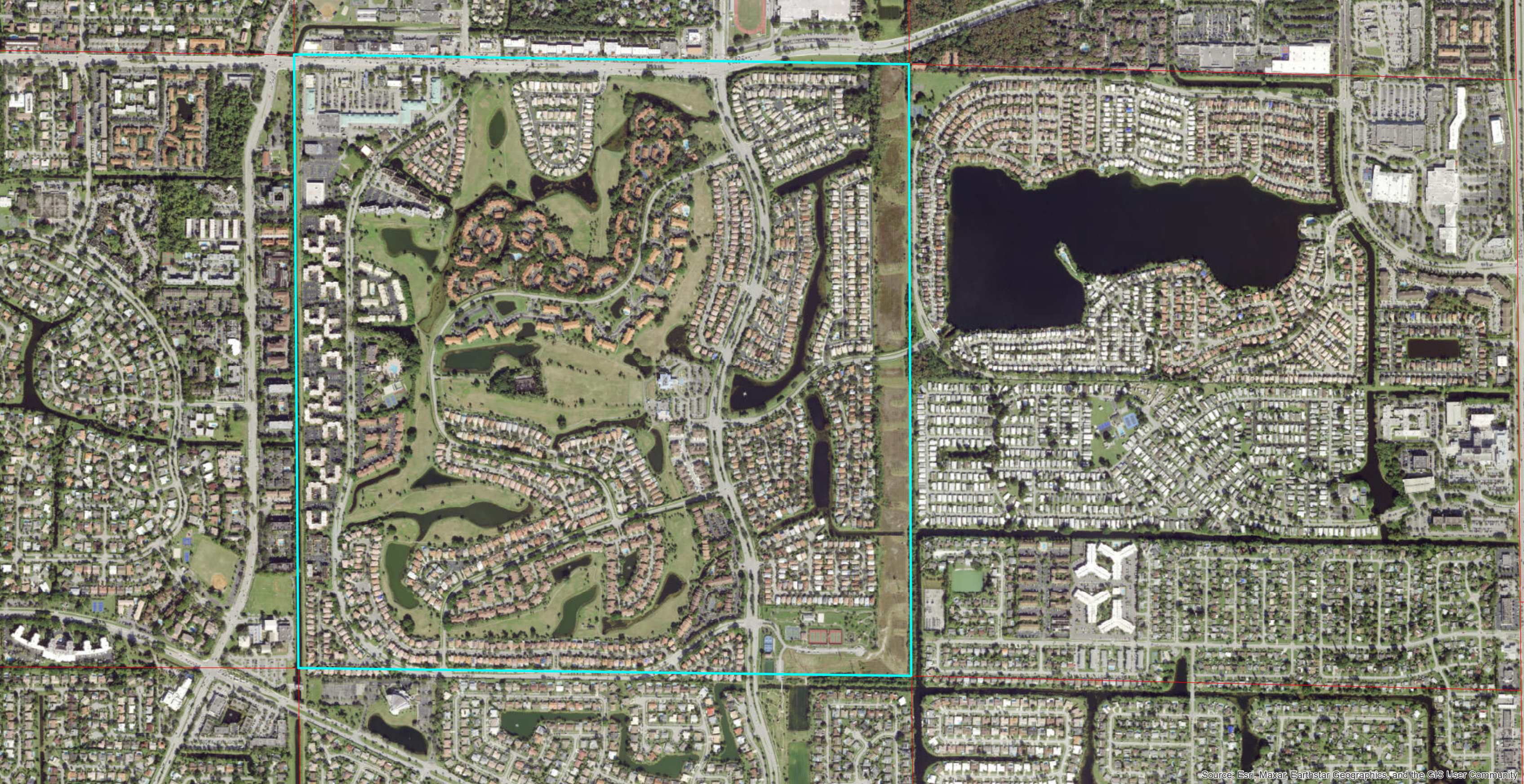
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at [CompliancePermits@dos.myFlorida.com](mailto:CompliancePermits@dos.myFlorida.com)**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi  
Data Base Analyst  
Florida Master Site File  
[Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)









March 6, 2025

Rick Stephano  
Rosemurgy Acquisitions, LLC  
1801 S Federal Hwy  
Boca Raton, FL 33432

[rstephano@rpfla.com](mailto:rstephano@rpfla.com)

**Re: Carolina Club  
Response to LUPA Comments Pertaining to Phase I ESA and Phase II ESA  
WGI Project No. 10469.00**

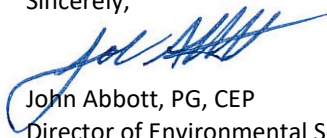
Dear Mr. Stephano,

For the Land Use Plan Amendment (LUPA) for Carolina Club in Margate, there were three comments that pertained to the Phase I Environmental Site Assessment (ESA) and the Phase II ESA. Below are those comments, and our responses.

REF #	REVIEWED BY	TYPE	VIEW	ENTER YOUR COMMENT RESPONSE HERE
11	Planning Andrew Pinney 1/21/25 5:17 PM	Markup Exhibit P_Phase I ESA.pdf Changemark note #01 Report expired.	open	The expiration date listed on the cover of the Phase I ESA is solely for the purpose of the buyer and their lender during the property acquisition process (or in the case of transactions not involving acquisition, it is for a lease or refinance). The buyer is aware a new Phase I ESA will be needed within 180 days prior to closure on the property, per ASTM E 1527-21. The conditions described in the Phase I ESA dated March 21, 2024 remain representative of current conditions.
14	Planning Andrew Pinney 1/21/25 5:24 PM	Markup Exhibit Q_Phase II ESA.pdf Changemark note #03 Status update.	open	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 conditions described in the Phase II ESA remain representative of current conditions.
15	Planning Andrew Pinney 1/21/25 5:28 PM	Markup Exhibit Q_Phase II ESA.pdf Changemark note #04 Update status	open	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 conditions described in the Phase II ESA remain representative of current conditions.

If you have any questions, don't hesitate to contact me at [john.abbott@wginc.com](mailto:john.abbott@wginc.com) or 561-687-2220.

Sincerely,



John Abbott, PG, CEP  
Director of Environmental Services