

**Item #65-B**

(Interested Party Correspondence)

**ADDITIONAL MATERIAL**

**PUBLIC HEARING**

**MAY 26, 2026**

**SUBMITTED AT THE REQUEST OF**

**PLANNING COUNCIL**

**From:** [Allen Kopelman](#)  
**To:** [Blake Boy, Barbara](#); [Pete Martino](#); [Teetsel, Dawn](#); [Antonio Arserio](#)  
**Cc:** [Ron Weiss](#); [amy yehya](#); [Tommy Ruzzano](#); [Margarita](#); [Ron Kraft](#)  
**Subject:** Re: Amendment PC 26-4 Second Hearing  
**Date:** Thursday, May 21, 2026 9:24:27 AM

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I would like to submit this as well.

Commissioners, I understand that some environmental review and permitting may happen later in the process. But that is exactly my concern.

This project is asking for a major land use change — from recreation and open space to residential and commercial development — on a site Broward County's own environmental review identifies as a **known contaminated site** involving both **petroleum and arsenic**. The county comments list EPD Site No. 1363A for petroleum and EPD Site No. 1363B for arsenic. They also state that this site is subject to land use policies requiring mitigation of environmental contamination.

The county's Environmental Permitting Division also says the Phase II Environmental Site Assessment found **Total Arsenic in soil above residential and commercial/industrial cleanup target levels**, and arsenic in groundwater above the applicable groundwater cleanup target level. That is not a small detail when the proposed future use includes homes.

There is also an existing restrictive covenant tied to the prior arsenic case that Broward says prohibits residential uses on the golf course at large. That means the requested land use change is moving toward residential development before that restriction has even been terminated, released, or amended.

The county also states that petroleum cleanup activities at the former golf maintenance facility have been suspended because of compliance issues by the owner/operator, and that the violations have not been resolved and the storage tanks remain out of compliance.

So my question is simple: **why would this body approve a land use change to residential before the contamination issues, the restrictive covenant, the unresolved petroleum compliance issues, and the remedial plan are fully resolved and presented to the public?**

I am not asking you to do the job of the Environmental Permitting Division. I am asking you not to separate land use approval from known environmental risk. The

public deserves to know whether this land can safely support residential development before the land use is changed — not after.

At minimum, this item should be deferred until the applicant provides a clear, public, written plan showing:

1. how the arsenic contamination will be remediated or controlled,
2. how petroleum contamination and tank compliance issues will be resolved,
3. how the restrictive covenant prohibiting residential use will be handled,
4. whether wetlands are present,
5. and whether future residents, children, workers, and surrounding neighborhoods will be protected.

Approving the land use first and dealing with the environment later puts the cart before the horse. That is not responsible planning.

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**“Can you explain why residential land use should be approved before the restrictive covenant prohibiting residential use is resolved?”**

**“If Broward County says arsenic exceeds residential cleanup target levels, why is residential approval being considered before cleanup is complete?”**

**“Who is responsible if contamination is later found to be more extensive than expected?”**

**“Will the applicant be required to complete remediation before any land use approval, or only before construction permits?”**

**“Is this commission comfortable creating residential development rights on a site where petroleum cleanup has been suspended due to unresolved compliance issues?”**

**“Will the public get another vote or hearing after the remediation plan is reviewed, or is this the key decision point?”**

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**The strongest phrase to repeat**

**“I’m not asking you to replace environmental regulators. I’m asking you not to approve residential land use before known contamination and legal restrictions are resolved.”**

**We are concerned that when the digging starts - what chemicals, poison is going to be released into the air and who is going to monitor the site and protect the public.**

**Also, who is going to protect the public when digging starts - from damage to our homes, pool, patios, roofs etc.. The ground in this area is all rocks - it's not easy to plant a tree.**

**Thank you,**

**Allen Kopelman**

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**From:** Blake Boy, Barbara <BBLAKEBOY@broward.org>  
**Sent:** Wednesday, May 20, 2026 3:43 PM  
**To:** Pete Martino <whopays@msn.com>; Teetsel, Dawn <DTEETSEL@broward.org>; Blake Boy, Barbara <BBLAKEBOY@broward.org>; Antonio Arserio <aarserio@margatefl.com>  
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**Subject:** RE: Amendment PC 26-4 Second Hearing

Good afternoon—

Your email has been received. Please note that the next action will be by the Broward County Board of County Commissioners to consider the transmittal of the amendment to the State of Florida review agencies as the Planning Council held a hearing at its April 23, 2026, meeting. Planning Council staff will send your email as additional agenda material to the County Commission for its May 26, 2026, public hearing.

Barbara

Barbara Blake Boy, Executive Director  
115 South Andrews Avenue, Room 307



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**From:** Pete Martino <whopays@msn.com>

**Sent:** Wednesday, May 20, 2026 2:07 PM

**To:** Planning Council <PlanningCouncil@broward.org>; Teetsel, Dawn <DTEETSEL@broward.org>; Blake Boy, Barbara <BBLAKEBOY@broward.org>; Antonio Arserio <aarserio@margatefl.com>

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**Subject:** Amendment PC 26-4 Second Hearing

Hello Council Members,

I am a resident and current president of Fairway Estates HOA in the Carolina community of Margate. I discovered that the council will be holding a Second hearing on May 26, 2026 @ 10am in Room 422, regarding **PC 26-4**. But the information previously provided by all departments on April 23, 2026 hearing, seemed only to focus on **81 acres** of development, when the entire project consists of **143 acres**.

As we know this property, **approx. 143 acres known as Carolina Golf Club** have been closed since 2018, and environmental reports indicate there are concerns with the toxicity of the soil and lake water, including several underground petro tanks. The contamination was recognized, and a full land use restriction was ordered by Broward County, in 2008, again in 2018, and possibly 2024. The latest environmental reports reiterate these same land use restrictions. This land also consists of a closed down Clubhouse (windows boarded up) and home now to a community of wildlife, including raccoons, foxes and coyotes, along with pass thru vagrants that use the building for shelter, creating a blight on the surrounding communities.

As I was reading thru the different department's opinions, objections and facts, I noticed the land use designation request was for **approx. 81 acres** that were to be developed with townhouses and some commercial space. But no where do I see any opinions, requests or analysis on the **remaining 66 acres**, which is also part of the overall development proposal, both presented to the city of **Margate**, and individual residential meetings by the developer and his staff.

These **66 acres** are currently water and old fairways, but the developer's plans are to make those **60 acres water retention, interconnected lakes**, with 6 acres for paths, benches and a gazebo!! This will require digging, dredging, filling and moving existing dirt. We realize the remaining 66 acres of land use will remain S-2, but within the plans will be new lakes, paved trails, and shelters taking place. **Who authorizes** that land and dirt to be disturbed, lakes water flow rerouted, paving trails and benches, and **who has the engineering authority to verify** the new lakes/canals are not creating a flood plain causing damage to many surrounding residences during heavy storms? **Who will have authority and be onsite** to monitor and verify proper precautions for movement of dirt and water and noise??

**My point being:** there is no indication of any opinions, studies, or knowledge of those **63 acres mentioned or included in PC 26-4**. And these 63 acres were part of the total development plans **presented at Margate P & Z, and City Commissioners** meeting. This remaining property is **also** surrounded by single family homes and should be included in any studies or departmental opinions of Broward County. This land has had a restriction on the **entire 143 acres for soil contamination and 10 acres with petroleum contamination and** should be included in all department studies and opinions of Broward County. We feel there should be a **land remediation plan presented**, prior to any votes, with proper third-party observers to ensure compliance to Broward County Hazardous rules and regulations. The residents **deserve** to know **how their lives health, their family's health, and their property will be protected from hazardous dirt particles, contaminated water tables, rodents, wildlife and noise pollution. There must be oversight from Broward County and/or City of Margate Engineers to ensure all safety standards are met.....every day until the project is complete.**

The developers' plans include creating lakes as water retention (developer refers to it as recreational?) being necessary to dig and transport **contaminated dirt** and reshaping the land to hold water. I find it alarming that Broward County is not addressing the entire project, Townhomes, Commercial space, Water management, Contamination, wildlife, traffic count (over 500 homes x two vehicles minimum), and the current land use restriction on the entire **143 acres**.

**Most residents welcome this project**, and most believe it will revive our portion of a Margate Community, and repurpose a closed down golf course that has been neglected in the passing years, becoming a blight to surrounding homes, declining values and an eyesore, so long as this resurrection does not harm surrounding residents health, home structures, or property.

Regards,

Pete Martino-Fairway Estates HOA President

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