

EXHIBIT 1

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A
3 PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE
4 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF MARGATE;
5 AND PROVIDING FOR AN EFFECTIVE DATE.

6
7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to propose an amendment to the
12 Broward County Land Use Plan within the City of Margate;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on April 23, 2026, with due public notice; and

15 WHEREAS, the Broward of County Commissioners held its transmittal public
16 hearing on May 26, 2026, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

18 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
19 BROWARD COUNTY, FLORIDA:

20 Section 1. The Board of County Commissioners hereby transmits to the
21 Department of Commerce, South Florida Regional Planning Council, South Florida Water
22 Management District, Department of Environmental Protection, Department of State,
23 Department of Transportation, Fish and Wildlife Conservation Commission, Department
24 of Agriculture and Consumer Services, and Department of Education, as applicable, for
25 review and comment pursuant to Section 163.3184, Florida Statutes, Amendment
26 PC 26-4, which is an amendment to the Broward County Land Use Plan within the City
27 of Margate.

28 Section 2. The proposed amendment to the Broward County Comprehensive
29 Plan is attached as Exhibit A to this Resolution.

30 Section 3. Effective Date.

31 This Resolution is effective upon adoption.

ADOPTED this day of , 2026.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 04/10/2026
Maite Azcoitia (date)
Deputy County Attorney

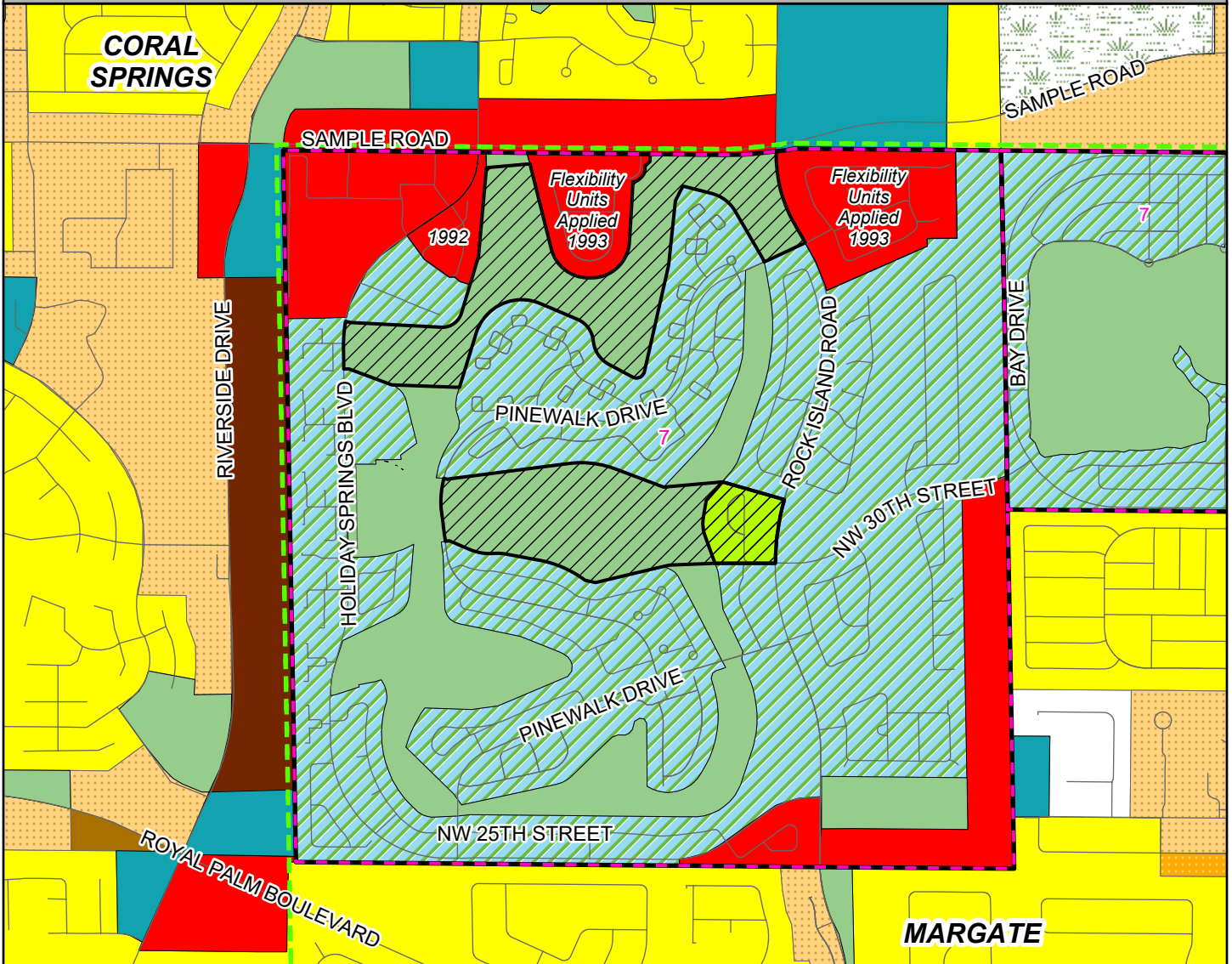
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 26-4

Current Land Uses: 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within a Dashed-Line Area

Proposed Land Uses: 74.1 acres of Irregular (7) Residential and 7.6 acres of Commerce within a Dashed-Line Area

Gross Acres: Approximately 81.7 acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 26-4
(MARGATE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

April 14, 2026

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and recommends **approval** recognizing the applicant's voluntary commitment to limit development to 540 dwelling units and 24,800 square feet of commercial use, as well as preserve approximately 67 gross/65.3 net acres of the remaining golf course as a private park use for the Carolina Club community that will retain the Recreation and Open Space designation.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete.

Further, the applicant's confirmation to comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

- I. Planning Council Staff Transmittal Recommendation (continued) April 14, 2026

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

- II. Planning Council Transmittal Recommendation April 23, 2026

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rosenof, Zeman, and DiGiorgio)

**SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-4**

INTRODUCTION AND APPLICANT’S RATIONALE

- I. *Municipality:* Margate
- II. *County Commission District:* District 2
- III. *Site Characteristics*
 - A. *Size:* Approximately 81.7 acres
 - B. *Location:* In Section 23, Township 48 South, Range 41 East; generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.
 - C. *Existing Use:* Former golf course
- IV. *Broward County Land Use Plan (BCLUP) Designations*
 - A. *Current Designations:* 75.1 acres of Recreation and Open Space within a Dashed-Line Area*
6.6 acres of Commercial Recreation within a Dashed-Line Area
 - B. *Proposed Designations:* 74.1 acres of Irregular (7) Residential within a Dashed-Line Area
7.6 acres of Commerce within a Dashed-Line Area
 - C. *Estimated Net Effect:* Reduction of 75.1 acres of recreation and open space use
Reduction of 6.6 acres of commercial recreation use
Addition of 7.6 acres of commerce use
Addition of 74.1 acres of residential use, allowing the development of up to 540 dwelling units**
No additional dwelling units proposed to the Broward County Land Use Plan [4,453 dwelling units currently permitted within the entire 636.2-acre Carolina Club Dashed-Line Area, with 3,383 existing and 1,070 unbuilt]

*A “Dashed-Line Area” is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses* (See Map 1):
- North:* Single- and multi-family residential, retail and educational facility
 - East:* Single- and multi-family residential
 - South:* Single- and multi-family residential and golf course
 - West:* Single- and multi-family residential, retail and golf course
- B. *Planned Uses* (See Map 2):
- North:* Irregular (7) Residential, Recreation and Open Space and Commerce within a Dashed-Line Area, Commerce and Community
 - East:* Commerce and Irregular (7) Residential within a Dashed-Line Area
 - South:* Irregular (7) Residential and Recreation and Open Space within a Dashed-Line Area
 - West:* Irregular (7) Residential, Commerce and Recreation and Open Space within a Dashed-Line Area

VI. Applicant/Petitioner

- A. *Applicant:* Rosemurgy Acquisitions, LLC
- B. *Agents:* Scott Backman, Esquire, Miskel Backman, LLP
Matthew H. Scott, Esquire, Greenspoon Marder, LLP
Ken Tuma, Urban Design Studio
- C. *Property Owner:* J & D Golf Properties, LLC

VII. Recommendation of Local Governing Body:

The City of Margate recommends approval of the proposed amendment.