

Item #65-A

(Interested Party Correspondence)

ADDITIONAL MATERIAL

PUBLIC HEARING

MAY 26, 2026

SUBMITTED AT THE REQUEST OF

PLANNING COUNCIL

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Subject: Amendment PC 26-4 Second Hearing
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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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