

**Carolina Club
City of Margate
Amendment to the City Land Use Plan (LUPA)**



Urban Design
Land Planning
Landscape Architecture

SEPTEMBER 24, 2025 ADDENDUM

To acknowledge the applicant's intent to restrict the property to development of no more than 30,000 square feet of commercial use on Pod A, no more than 290 Townhouses on Pod B, no more than 250 Townhouses on Pod C, and open space and recreational trails on Pods D through H, through the recordation of a Declaration of Restrictive Covenants.

In April 2024, Rosemurgy Acquisitions, LLC ("applicant") submitted an application for an amendment to the City of Margate's Land Use Plan (LUPA) to the City for approximately 148.7729 gross acres ("Amendment Sites") within the Carolina Club to amend the land use from Commercial Recreation (CR) within a 7.0 Dashed-Line Area to: Commercial (C) within a 7.0 Dashed-Line Area on Pod A; R(10) within a 7.0 Dashed-Line Area on Pod B; R(14) within 7.0 Dashed-Line Area on Pod C, and Park (P) within a 7.0 Dashed Line Area on Pods D through H. The proposed LUPA allowed for a maximum of 57,500 square feet of commercial use on Pod A, 884 dwelling units on Pods B and C, and open space and recreational trails on Pods D through H. The applicant's submitted Conceptual Master Plan broke down the 884 dwelling units as a maximum of 277 townhouses on Pod B and a maximum of 507 multifamily units on Pod C.

Since the original filing of the application, the applicant has engaged in significant dialogue with the community, including three community wide meetings in June 2025, two days of open house meetings in August 2025, four meetings with the master association (CMA) and individual HOAs in August and September 2025, and 50+ additional individual conversations with residents of the Carolinas that reached out via the applicant's website since August.

In response to community input, the applicant has refined the development program. With this addendum, the applicant is formally acknowledging their commitment to development of no more than a total of 540 townhouse units; specifically, no more than 290 townhouse units on Pod B and no more than 250 townhouse units on Pod C, and no more than 30,000 square feet of commercial development on Pod A. The applicant continues to commit to the development of Pods D through H as open space with recreational trails. A revised draft Development Agreement memorializing these commitments is attached as Exhibit 1 to this addendum.

As part of this refined development program, the applicant is also formally acknowledging their commitment to revise the LUPA application to request a land use designation of R(10) within a 7.0 Dashed-Line Area in lieu of the previously proposed R(14) within a 7.0 Dashed-Line Area, reducing the maximum number of dwelling units permitted on Pod C under the requested land use designation to be in line with the maximum number of units committed to under the draft Development Agreement. A revised City Land Use Map evidencing this commitment is attached as Exhibit 2 to this addendum. It should be noted that the Analysis of Public Facilities and Services included in the original application included an analysis at the maximum of 884 dwelling units that would have been permitted under the R(10) and R(14) residential designation. As is expected, the demand on services is reduced as a result of the applicant's commitment to modify Pod C from R(14) to R(10), and the established level of service for public facilities continues to be met.

A revised Conceptual Master Plan illustrating the applicant's amended Land Use Amendment request, and the further restricted development program under the Development Agreement, is attached to this Addendum as Exhibit 3. For ease of review, the below table summarizes the requested LUPA and development program.

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DU / SQ FT PER LUPA	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR) PER DEVELOPMENT AGREEMENT
POD A	5.7513 +/- ac.	7.6180 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR	MAX. 30,000 SF	0.12 FAR
SUBTOTAL	5.7513 AC	7.6180 AC		57,500 SF	0.17 FAR	30,000 SF	0.12 FAR
POD B	37.1202 +/- ac.	37.8922 +/- ac.	TOWNHOUSES	MAX. 377 UNITS**	9.97 DU/AC	MAX. 290 UNITS	7.65 DU/AC
POD C	35.3071 +/- ac.	36.2337 +/- ac.	TOWNHOUSES	MAX. 362 UNITS**	9.99 DU/AC	MAX. 250 UNITS	6.90 DU/AC
POD D	29.2796 +/- ac.	30.0702 +/- ac.	OPEN SPACE	-	-	-	-
POD E	18.5741 +/- ac.	18.7149 +/- ac.	OPEN SPACE	-	-	-	-
POD F	5.1245 +/- ac.	5.6902 +/- ac.	OPEN SPACE	-	-	-	-
POD G	8.7849 +/- ac.	8.8706 +/- ac.	OPEN SPACE	-	-	-	-
POD H	3.5665 +/- ac.	3.6831 +/- ac.	OPEN SPACE	-	-	-	-
SUBTOTAL	137.7569 AC	141.1549 AC		734 UNITS	5.23 DU/AC	540 UNITS	3.83 DU/AC
TOTAL	143.5082 AC	148.7729 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.							

The applicant's refined development program does not necessitate a modification to the requested zoning designation; however, the applicant is formally acknowledging their commitment to update the Rezoning Application, as necessary, to reflect the commitment to a maximum of 540 townhouse units and 30,000 square feet of commercial development.