



Development Services Department

Carolina Club

Development Agreement

November 5, 2025

Carolina Club – Development Agreement

Florida Local Government Development Agreement Act, Sections 163.3220-163.3243:

- Foster comprehensive and sound capital facilities planning and financing, to ensure the provision of adequate public facilities for development concurrent with the impacts of development, to encourage the efficient use of resources, to reduce the economic cost of development, and to afford certainty in the approval of development.
- Provides certainty for both the City and Developer
- Restrictions
- Contributions & Improvements



Carolina Club – Development Agreement

- Density reduced to less than what the Future Land Use & Zoning allow
- Sample & Rock Island Road entrance sign easement
- Design features required for Townhomes
 - Video surveillance & license plate readers
 - Construction type, enhanced storm protection, energy star appliances
 - Townhome height, floor plan and unit type variations



Carolina Club – Development Agreement

- Recreation trails, amenities, and perpetual maintenance
- \$150,000 Fire Fighter's Park Improvements
- Roadway improvements
 - \$100,000 for street improvement study, installation of traffic calming
 - Additional improvements TBD to meet concurrency



Carolina Club – Development Agreement

- Water & Sewer Improvements
- Drainage, Stormwater Improvements & Management
- Fire Study & Reservation or Dedication of Land

