

CONDITIONAL NOTICE TO PROCEED TIME EXTENSION

On September 9, 2023, the Development Department issued an Conditional approval of the Cayman Lake (Site-0076-2022) Improvement Plan. Cayman Lakes is hereby issued this Conditional "Notice to Proceed" for the development of 323 Residential lots with an Amenity Center on a 308.54 +/- acre site zoned Planned Unit Development (PUD) district and located at west side of Kings Highway, the Property Identification Numbers being 29-39-23-0000-0012-0000, 30-39-23-0000-0010-0000 and 30-39-23-0000-0015-0000. This Conditional Notice is issued based on the assurance of the owner and/or agent that all operations are consistent with any permits and requirements of outside agencies (i.e. SWFWMD, FDOT) over which DeSoto County does not have authority, as well as, the submitted and approved development and improvement plans.

This approval does not guarantee wastewater or water service for this development or project. In order to guarantee service, required charges and fees identified in the County's utility ordinance (Chapter 12, DeSoto County Code of Ordinances) must be paid.

Project:	323 Residential lots and an Amenity Center
Date of Issue:	September 19, 2023(extension 4/14/25)
Expiration Date:	December 19, 2025
Plans By:	Banks Engineering
Signed By:	Ryan W. Powers, P.E., License No. 82437
Dated:	July 13, 2023
Approval:	Improvement Plan Site-0076-2022

This Conditional Notice is issued based on compliance with local land development regulations and agreements. All requirements shall be met prior to the issuance of buildings permits and/or final inspection. All site development components must be inspected (to include but not be limited to pre-construction silt management, slope stabilization and the retention area as per the development plan).

CONDITION(S):

Planning:

1. All off site plan review and work with in the County's right-of-way will be reviewed and approved through the right-of-way permit process. The right-of-way permit application will need three sets of engineered plans that address all DeSoto County Engineering, Utility and Fire comments. The Comments from PRMRWSA will need to be addresses and approved before a right-of-way permit is issued.
2. Phase 2 will require separate Improvement Plan application.
3. The proposed Club House / Amenities Area will need to provide the floor plan with the building permit. The parking will be calculated for parking at the time of the building permit.

FIRE:

1. At the time of the Cayman Lakes phase one site completion, Fire will require and observe that phase one fire flow will meet the 1000 gpm flow with a minimum 20 psi residual pressure. This requirement

will need to be met prior to any permits being obtained for building any structures within the Cayman Lakes property.

2. See the attached (Exhibit B, page 11 hydrant map) marked up plan showing location of the fire hydrants. I have added two additional hydrants and relocated several to provide better spacing. All hydrants are marked as a red dot. Coordinate with Fire Marshall at the time of underground building permit.

ENGINEERING:

1. Please refer to attached (exhibit A) marked up plan sheets from the Peace River Manasota Regional Water Supply Authority.
2. General – All work within the County right-of-way will require a right-of-way permit through the Engineering Division. This permit is separate from the Improvement Plan application and review.
3. Signed and Sealed Maintenance of Traffic Plans are required to be submitted for DeSoto County Review prior to issuance of ROW permit.
4. The contractor shall schedule a construction kick off meeting with the DeSoto County Engineering Division 2 weeks prior to construction. The Contractor shall also provide the Engineering Division with a construction schedule prior to the kick-off meeting. At the kick-off meeting, the Engineering Division will discuss the required inspections.
5. Submittals/shop drawings for all products used in the County Right-of-Way shall be approved by the owner's engineer and then submitted to the DeSoto County Engineering Division for review and approval prior to ordering.
6. Surveyed record drawings signed and sealed by Florida Licensed Professional Land Survey or Engineer for all improvements within the County right-of-way shall be provided for the Engineering Division review. This is required to be completed prior to County issuance of Certificates of Occupancy.
7. The developer shall provide a final sketch and legal description signed and sealed by a Florida Licensed Land Surveyor for the Drainage Easement and complete the conveyance documents as required by DeSoto County's Legal Department. Final easement instrument must be approved/accepted by the Board of County Commissioners prior to DCU signing off on FDEP construction completion certifications. The applicant is required to record the easement with the Clerk of Court after approved by the County.
8. The Improvement Plan Approval herein is for Phase 1 only. Phase 2 Area will require separate Improvement Plan application(s).

UTILITIES:

1. The requested separation dimensions have not been provided. DeSoto County is planning for future highway expansion and needs the water main extension to be located as close to the ROW as possible. Also, has the engineer coordinated with other utility owners in the vicinity of the proposed water main. Century and Comcast both had buried utilities in vicinity of the water main extension for the Preserve project. All utilities in the vicinity of the proposed watermain extension should be shown on the plan set. We understand the proposed location may be the easiest now, but DCU does not want to relocate this pipe when the roadway is expanded.
2. DeSoto County Utilities (DCU) does not have sewer capacity available for the proposed at this time. Additional capacity can only be reserved through a completed reservation agreement with paid capacity reservation fees. The review and approval of any Development/Improvement Plans does not constitute commitment of utility service by DCU. DeSoto County is working towards

improvements to the wastewater collection and treatment systems and expects to have additional capacity available in the future. The timing of additional capacity is not known at this time. If the applicant elects to proceed with the water main and force main extensions prior to capacity reservation, the applicant is doing this at their own risk.

3. The applicant shall supply floor plans and other needed information to calculate the required Water and Sewer ERUs for the proposed club house and other amenities. Capacity will have to be purchased prior to building permit approval for these buildings.
4. The contractor shall schedule a construction kick off meeting with DCU 2 weeks prior to construction. The Contractor shall also provide DCU with a construction schedule prior to the kick off meeting. At the kick off meeting, DCU will discuss the required inspections.
5. Submittals/shop drawings for all products used in the water and sewer construction shall be approved by the owner's engineer and then submitted to DCU for review and approval prior to ordering.
6. The owner shall have inspection performed by a private professional engineer. The owner's engineer shall be responsible for certifications to FDEP post construction
7. Once construction is complete, provide a dedicated overall water system map (1 sheet 24 x 36 or similar size) for the onsite system and connection to the existing County water main. The water system map shall include road names, valve locations, hydrant locations, blow-off locations, water main sizes and any other significant components. This map is required prior to sign off on FDEP water permit completion certification.
8. Once construction is complete, provided a dedicated overall sewer system map (1 sheet 24 x 36 or similar size) for the onsite system and connection to the existing County sewer system. The sewer system map shall include road names, valve locations, manhole locations, force main size, force main and gravity main locations, lift station locations and any other significant components. This map is required prior to sign off on FDEP sewer permit completion certification.
9. Surveyed record drawings signed and sealed by Florida Licensed Professional Land Survey or Engineer shall be provided for DCU review. This is required to be completed prior to DCU signing off on FDEP construction completion certifications.
10. All lift station start of information and operations and maintenance manual materials, and all system testing required by the DeSoto County Utilities Standards Utilities Standards shall be completed with final reports supplied to DCU. This is required to be completed prior to DCU signing off on FDEP construction completion certifications.
11. The developer shall provide a final sketch and legal description signed and sealed by a Florida Licensed Land Surveyor for the Public Utility Easement and Access Easements and complete the conveyance documents as required by DeSoto County's Legal Department. The Easement must include what the plans depict as a 40.0 right of way (minimum) and the 10 P.U.E. on both sides. Final easement instrument must be approved/accepted by the Board of County Commissioners prior to DCU signing off on FDEP construction completion certifications. The applicant is required to record the easement with the Clerk of Court after approved by the County.

12. Once construction is complete, if DCU is required to perform any repairs or maintenance on the system, all surface restoration will be the responsibility of the property owner.

Time Extension Authorization:

Misty Servia
Planning Director











