

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, APPROVING AN IMPROVEMENT PLAN (SITE-0135-2024) WITH CONDITIONS FOR CAYMAN LAKES, PHASE II (308.54 ACRES) WHICH PROJECT IS ZONED PUD (PLANNED UNIT DEVELOPMENT) AND LOCATED AT 11615 SW COUNTY ROAD 769, ARCADIA, FL, AND IDENTIFIED WITH PROPERTY IDENTIFICATION NUMBERS 30-39-23-0000-0015-0000; 30-39-23-0000-0010-0000, 30-39-23-0000-0013-0000, 29-39-23-0000-0013-0000 AND 29-39-23-0000-0012-0000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 21, 2024, an Improvement Plan application and fee was submitted by the applicant, D.R. Horton, Inc to the Development Department for an Improvement Plan with improvements associated with a proposed residential subdivision, referred to as Cayman Lakes, Phase II (308.54 acres), (Exhibit A: Location Map); and

WHEREAS, Land Development Regulations (LDR) Section 20-144(i)(3) requires all Improvement Plans for PUD projects to be reviewed by the Development Department and then submitted to the Board of County Commissioners (Board) for its review and approval or disapproval at a quasi-judicial public hearing; and

WHEREAS, the subject property was rezoned to PUD on November 23, 2021 and adopted by Ordinance 2021-09 (RZNE-0016-2021) with a concept development plan for a 650 unit residential development; and

WHEREAS, on September 19, 2023 the Development Department issued a Conditional Notice to Proceed for Cayman Lakes (SITE-0076-2022) for development of 323 lots and an amenity center; and

WHEREAS, on April 14, 2025 the Development Department granted a time extension for the Conditional Notice to Proceed (SITE-0076-2022), until December 19, 2025; and

WHEREAS, the Development Department has reviewed the Improvement Plan application for Cayman Lakes, Phase II, and concludes the application can be found to be in conformance with the Comprehensive Plan, LDR, and Ordinance 2021-09, provided conditions are imposed; and

WHEREAS, on July 22, 2025, the DeSoto Board of County Commissioners held a duly noticed public hearing on the Development Plan application for an Improvement Plan approval for the Cayman Lakes, Phase II (SITE-0135-2024) and determined that the application complies with the DeSoto County Comprehensive Plan (Exhibit B: Comprehensive Plan), the Land Development Regulations (Exhibit C: Zoning), and all other applicable regulations provided conditions to ensure conformance are imposed; and

WHEREAS, the Board finds adoption of this resolution will not adversely affect the public

interest and is in the best interest of the residents of DeSoto County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:

Section 1. *Whereas clauses incorporated.* The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

Section 2. *Property description.* The 308.54-acre parcel is located at 11615 SW County Road 769, Arcadia, and the Property Identification Numbers are 30-39-23-0000-0015-0000; 30-39-23-0000-0010-0000; 30-39-23-0000-0013-0000; 29-39-23-0000-0013-0000 and 29-39-23-0000-0012-0000.

Section 3. *Findings and Conclusions.* Based upon the staff report, evidence presented, and comments made at the Public Hearing, including an analysis of the site plan application and standards for approval of a site plan under the County’s Land Development Regulations, the Board hereby finds and concludes that the Applicant’s request for the Cayman Lakes, Phase II Improvement Plan approval, as more particularly set forth in Exhibit D is in compliance with the Comprehensive Plan, the Land Development Regulations of the County, and Ordinance 2021-09.

Section 4. *Improvement Plan approved.* The Phase II Improvement Plan application (SITE-0135-2024) filed by Island Walk Partners, LLC as reflected in the plan entitled “Cayman Lakes – Phase II,” prepared by Banks Engineering, dated 12-1-23, consisting of 25 sheets (Exhibit D: Site Plan) is hereby approved, subject to the following conditions:

1. The completion of Phase I, including all conditions associated with the Conditional Notice to Proceed for Phase I dated September 19, 2023 (attached as Exhibit E) shall be finalized before beginning Phase II.
2. The applicant shall contact FDOT’s Traffic Ops Department to ensure the additional traffic will not have major effects on the signal at the I-75 interchange, if not already done with Phase I.
3. This project has previously reserved 277 ERUs in Phase I of DeSoto County’s ERU ordinance and 350 ERUs in Phase 2 of the ERU ordinance. Phase I ERUs are available at this time. The timing Phase II ERU availability and connection by the applicant is contingent upon completion of the DeSoto County Regional Wastewater Treatment Expansion construction project, which is currently under design.
4. Unless resolved as part of Phase I - the applicant shall supply floor plans and other needed information to calculate the required Water and Sewer ERUs for the proposed clubhouse and other amenities. Capacity shall be purchased prior to building permit issuance for these buildings.
5. The contractor shall schedule a construction kick off meeting with the Desoto County Utilities Department (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.
6. 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.
7. The applicant's engineer shall be responsible for inspections and certifications throughout the project. Upon completion of all public and private improvements shown on the approved Improvement Plan and authorized with the Notice to Proceed, the applicant shall submit a surveyed as-built drawing, signed and sealed by a Florida Registered Land Surveyor or Florida Registered Professional Engineer. Additionally, a Florida Registered Professional Engineer shall provide a signed and sealed certification on the engineer's letterhead to the Development Department stating that: "All site improvements have been completed in substantial conformance with the approved Improvement Plans, specifications, and applicable local, state, and federal requirements. Furthermore, all required state and federal permits related to the construction of these improvements have been obtained, and the work has been conducted in compliance with the terms and conditions of those permits." All required testing has been performed and complies with the Improvement Plan standards." The owner's engineer shall be responsible for certifications to FDEP, post construction. No certificate of completion, final signature by DCU on the FDEP construction completion certifications, final plat approval, release of surety, certificate of occupancy, or release of any performance guarantees shall be granted until such certification is accepted by DeSoto County.
 8. Once construction is completed, the Engineer of Record shall provide a dedicated overall water system map (1 sheet 24 x 36 or similar size) for the onsite system showing the 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 the county's sign off on the FDEP water permit completion certification.
 9. Once construction is completed, the engineer of record shall provide a dedicated overall sewer system map (1 sheet 24 x 36 or similar size) for the onsite system and showing the connection to the existing County sewer system. This map shall include both phases 1 and 2. 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 the county's sign off on the FDEP sewer permit completion certification.
 10. All lift station start-up information, operations and maintenance manual materials, and all system testing required by the DeSoto County Utilities Standards shall be completed with final reports supplied to DCU 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. The conveyance documents shall be approved by the County Attorney's Office. The Easement shall include a 40.0 right of way (minimum) and the 10 P.U.E. on both sides, per the approved plans. The final easement instrument shall be approved and accepted by the Board of County Commissioners prior to DCU signing off on the FDEP construction completion certifications. The applicant shall record the county approved easement with the Clerk of Court.
 12. Once construction and any required repairs or system maintenance performed by DCU are completed, all surface restoration will be the responsibility of the property owner.

Section 4. *Effective date.* This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of July, 2025.

ATTEST: **BOARD OF COUNTY COMMISSIONERS
OF DESOTO COUNTY, FLORIDA**

By: _____
Mandy Hines
County Administrator

By: _____
J.C. Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

By: _____
Valerie Vicente
County Attorney

Exhibit A – Location

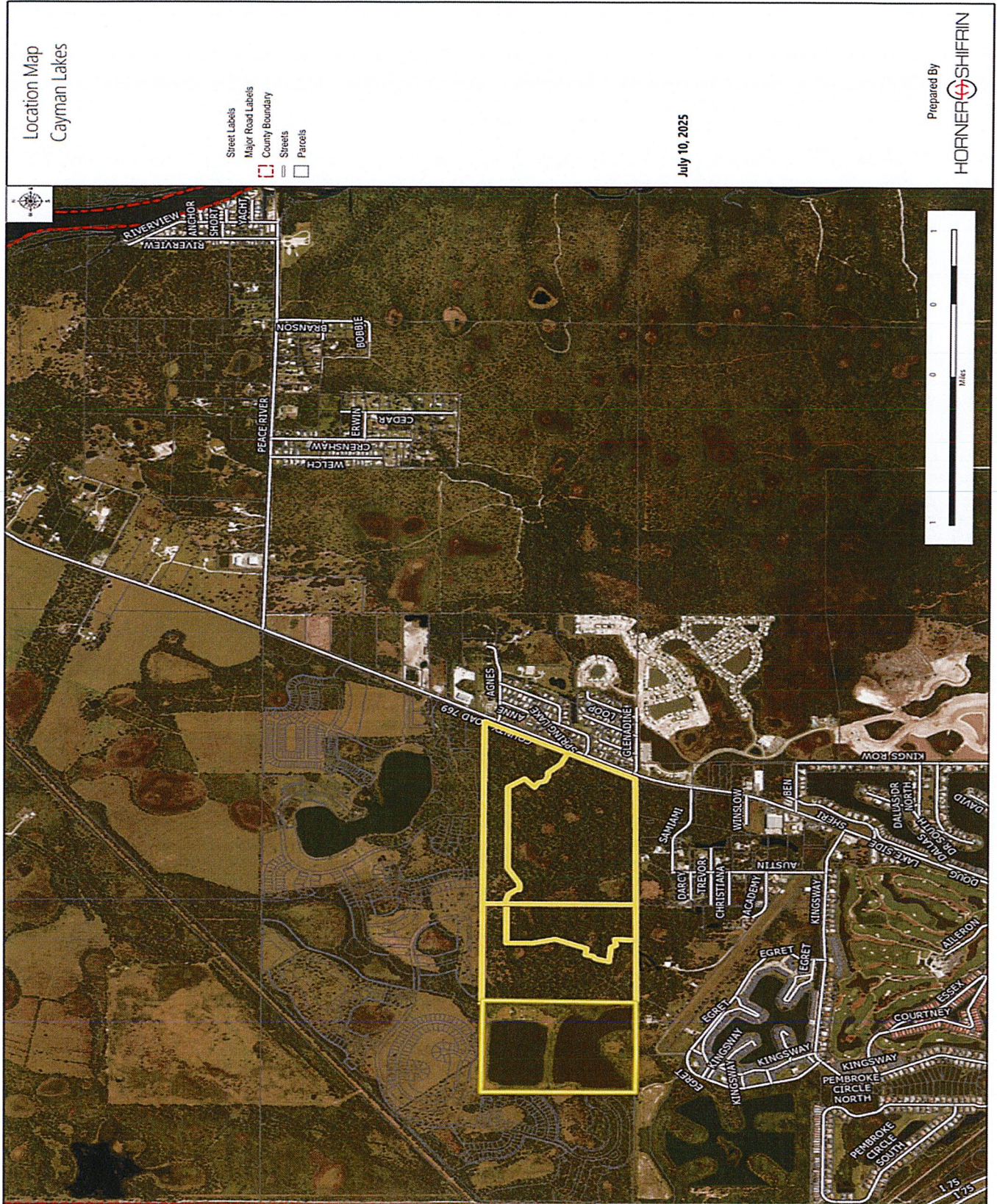


Exhibit B – Future Land Use

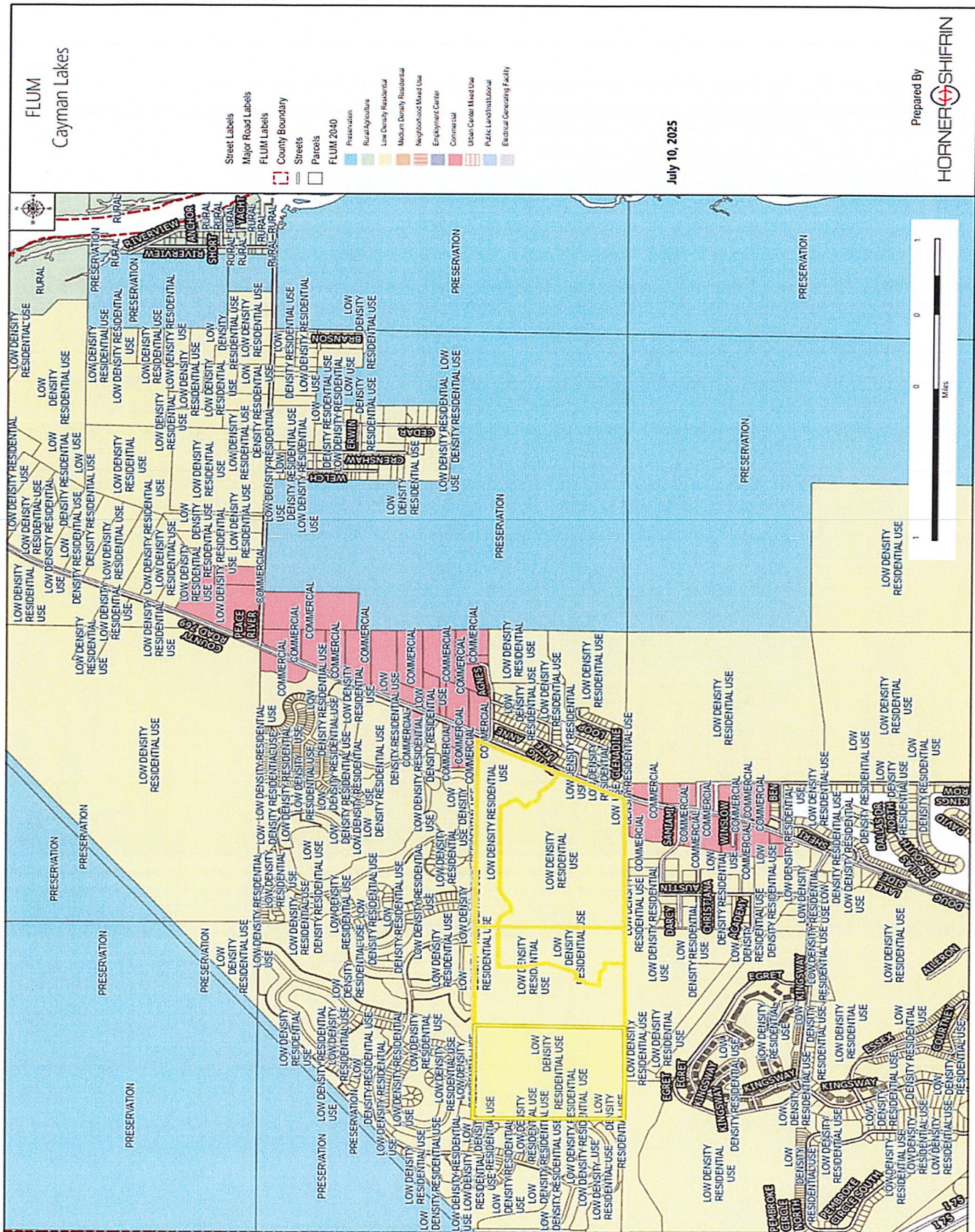
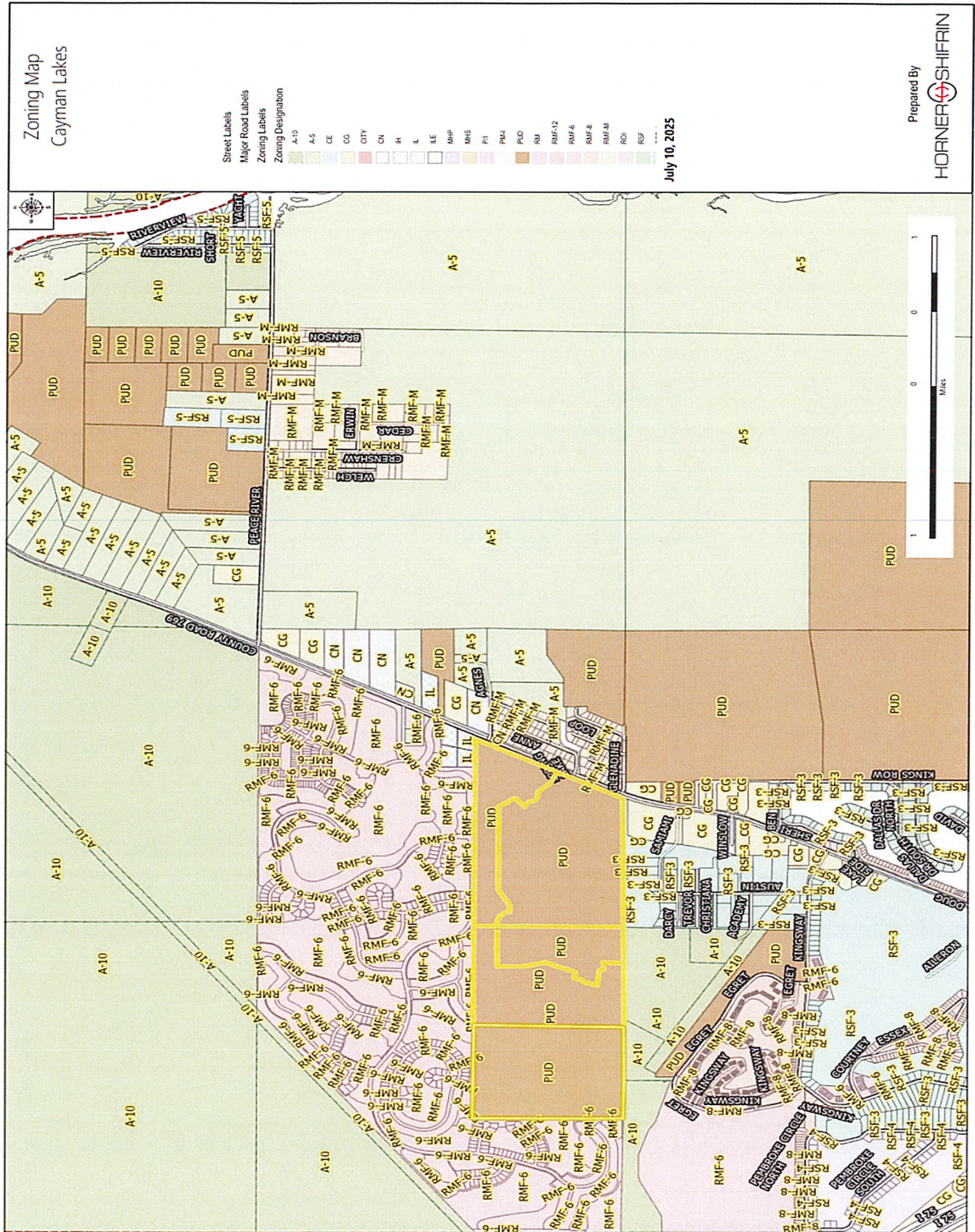


Exhibit C - Zoning



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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 Amentity 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.

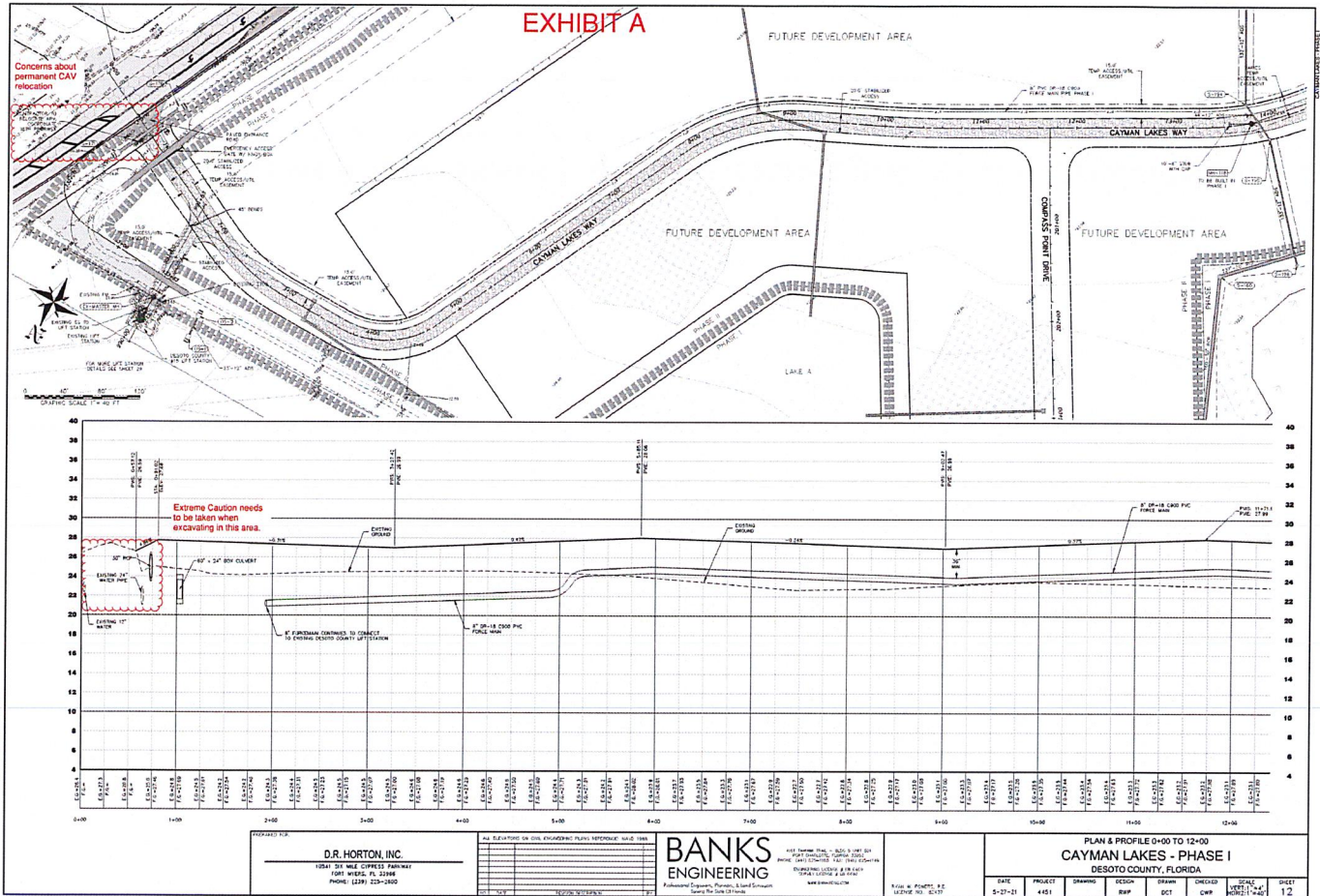
3. The applicant shall supply floor plans and other needed information to calculate the required Water and Sewer ERUs for the proposed club house and other amenities. Capacity will have to be purchased prior to building permit approval for these buildings.
4. The contractor shall schedule a construction 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.
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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.

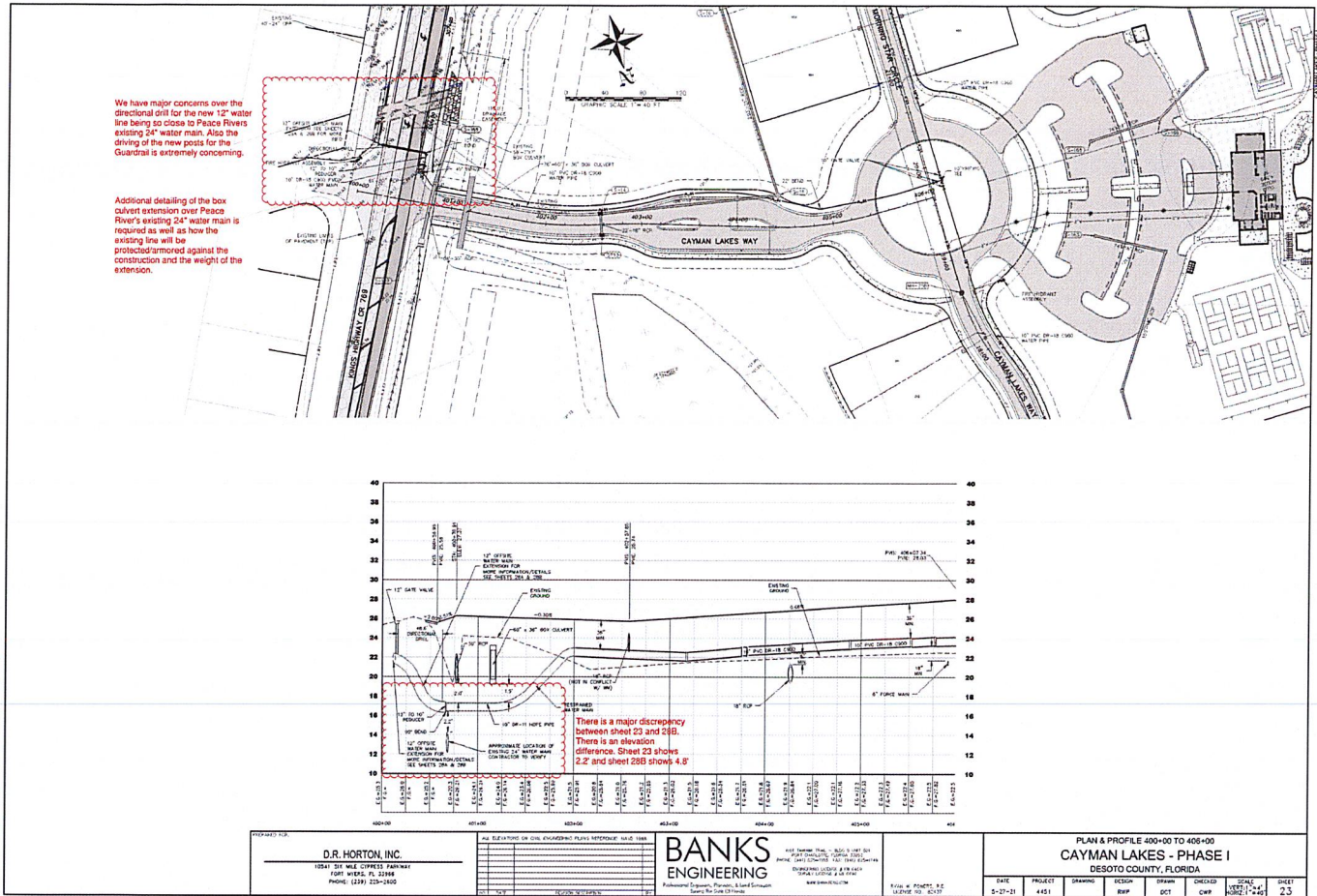
12. Once construction is complete, if DCU is required to perform any repairs or maintenance on the system, all surface restoration will be the responsibility of the property owner.

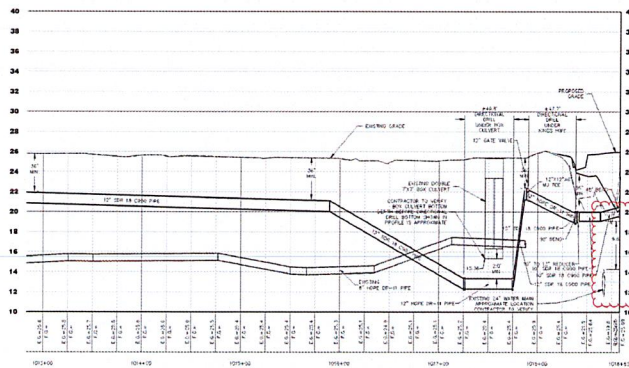
Time Extension Authorization:

Misty Servia
Planning Director









There is a major discrepancy between sheet 23 and 288. There is an elevation difference. Sheet 23 shows 2.2' and sheet 288 shows 4.8'

DESIGNED BY:
D.R. HORTON, INC.
10841 316 WILE CYPRESS PARKWAY
FORT WORTH, TX 76148
PHONE: (817) 233-1800

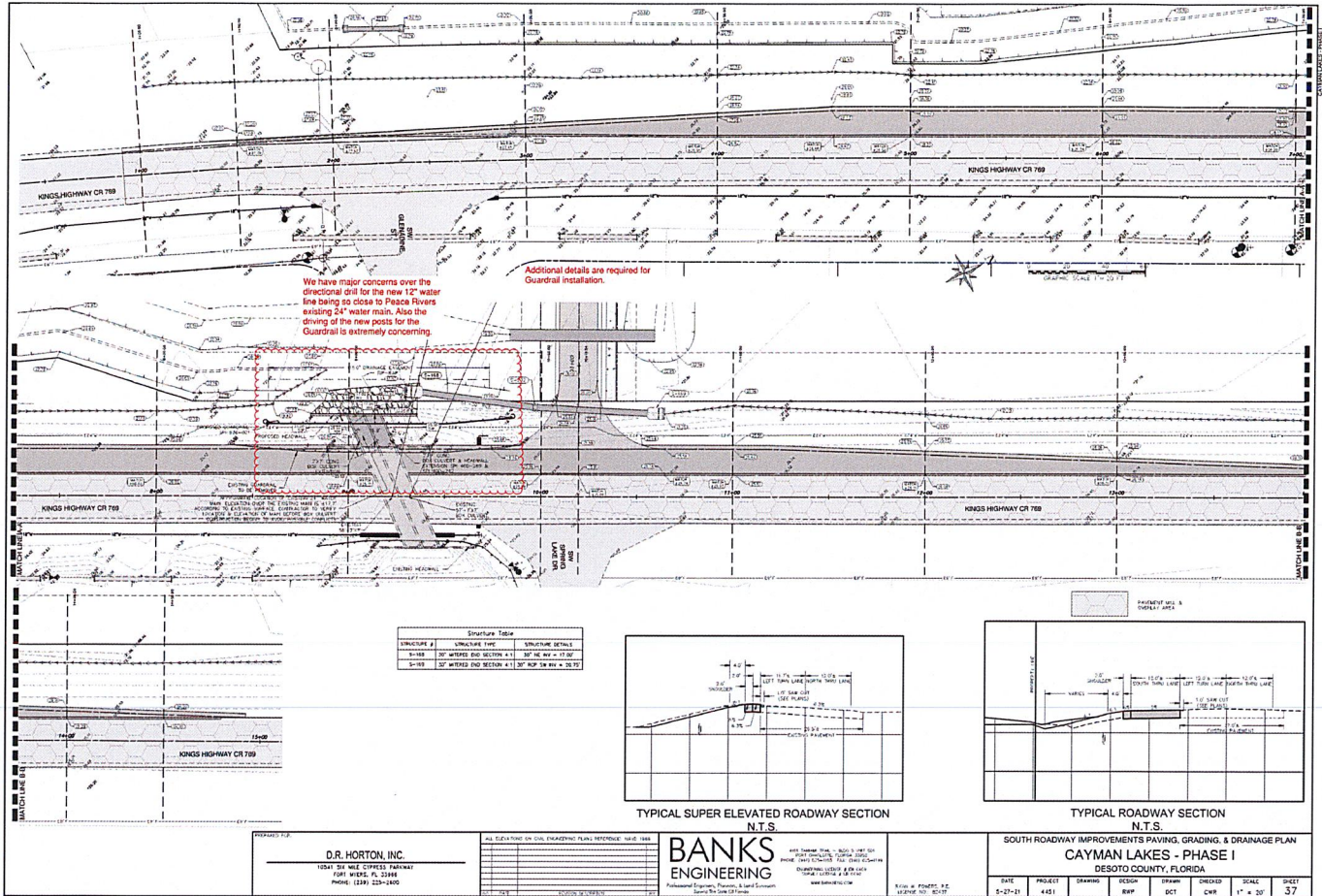
ALL ELEVATIONS UNLESS OTHERWISE NOTED ARE IN FEET.
CONTRACTOR TO VERIFY ALL ELEVATIONS AND ADJUST AS NECESSARY.
CONTRACTOR TO VERIFY ALL ELEVATIONS AND ADJUST AS NECESSARY.

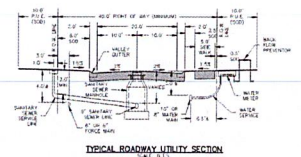
BANKS ENGINEERING
Professional Engineer, License No. 10000
BANKS ENGINEERING, P.C.
10000 BANKS DRIVE, SUITE 100
FORT WORTH, TX 76148
PHONE: (817) 233-1800
FAX: (817) 233-1801
WWW.BANKSENG.COM

DATE: 5-27-21
PROJECT: 4451
DRAWING: NW EXT 2
DESIGN: BWP
DRAFTER: DES
CHECKED: CWP
SCALE: 1/4" = 1'-0"

OFFSITE WATERMAIN EXTENSION PLAN & PROFILE - 2
CAYMAN LAKES - PHASE I
DESOTO COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAFTER	CHECKED	SCALE	SHEET
5-27-21	4451	NW EXT 2	BWP	DES	CWP	1/4" = 1'-0"	288



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