

**DESOTO COUNTY
PLANNING AND ZONING DIVISION STAFF REPORT**

CASE #: SITE-0135-2024

REQUEST: Improvement Plan Approval – Cayman Lakes Phase II

PROPERTY OWNERS: Island Walk Partners, LLC
23421 Walden Center Dr., Ste. 300
Bonita Springs, FL, 34134

King Kraiz Farms, LLC
2970 Luckie Rd.
Weston, FL, 33331

APPLICANT: D.R. Horton, Inc.
10541 Six Mile Cypress Pkwy.
Fort Myers, FL, 33966

PROPERTY: 30-39-23-0000-0015-0000; 30-39-23-0000-0010-0000;
30-39-23-0000-0013-0000; 29-39-23-0000-0012-0000;
29-39-23-0000-0013-0000
11615 SW County Road 769, Arcadia, FL 34266

TOTAL PARCEL SIZE: +/-308.54 acres

ZONING DISTRICT: PUD

FUTURE LAND USE DESIGNATION: Low Density Residential

PROPOSED REQUEST:

The property is located on the west side of SW CR 769 approximately 1.25 miles north of the Charlotte County line in SW DeSoto County. The applicant requests approval of an Improvement Plan for Cayman Lakes Phase II.

HISTORY:

The property was rezoned from Residential Multi Family-6 (RMF-6) to Planned Unit Development (PUD) on November 23, 2021, adopted by Ordinance 2021-09 (RZNE-0016-2021) and in addition to the rezone, a concept development plan for a 650-unit residential development on 308.54 acres was approved. Island Walk Partners LLC was the initial applicant.

On March 16, 2022 an Improvement Plan was submitted to the County for review and 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.

On November 12, 2024, Island Walk Partners, LLC and King Kraiz Farms, LLC filed an Improvement Plan application for a Phase I amenity center (SITE-0153-2024), excluding the proposed residential lots. The application will soon go to the Board of County Commissioners for consideration.

The applicant did not pull a building permit for the amenity center prior to the September 19, 2024 expiration of the Notice to Proceed and requested a time extension to obtain the permit. Time extensions are not addressed nor prohibited in the Land Development Regulations. On April 14, 2025, the Development Department granted a time extension for the Conditional Notice to Proceed for SITE-0076-2022 until December 19, 2025.

Data and Analysis

Future Land Use Designation and Zoning

A. Comprehensive Plan and Future Land Use Review

1. **Objective 1.4: Low-Density Residential Use Category Defined.**

The Low-Density Residential Use category consists of low-density residential uses in progressive degrees of urban intensity with higher density in areas adjacent to the Medium Density Residential, Mixed Use Centers, General Mixed Use Centers and less density/intensity in areas adjacent to the Rural/Agricultural categories.

- **Staff finding**

This property is located within the Low-Density Residential Land Use designation. The PUD zoning is consistent with the land use designation. The property is currently vacant.

According to the 2040 Interim Future Land Use map, the property has a Low-Density Residential land use designation and is surrounded by properties with the same designation, except for Commercial land use designation adjacent to the NE corner of the parcel, along SW CR 769.

Policy 1.4.3 of the Future Land Use Element requires “The minimum density permitted within this category will be two dwelling units per acre.” A density bonus was approved with the PUD rezone application and ordinance. Ordinance 2021-09 approved up to 650 residential units on the subject property for a density over 2 units per acre. The approved Concept Development Plan did not provide a density calculation, but the PUD staff report accompanying the Ordinance identified the proposed density for 650 units within the Conservation Overlay to be 2.59 units per acre. The Cayman Lakes Phase II Improvement Plan proposes 303 units.

Policy 1.4.4 of the Future Land Use Element requires “All development within the Low-Density Residential Category shall provide open space through clustering of units in order to reduce the footprint on a site. Development shall provide a minimum of 25 percent open space.” The Improvement Plan provides

112.21 acres of open space (36.4%) demonstrating compliance with this policy by exceeding the 25% open space requirement (77.14 acres) for the overall site.

Policy 1.4.5 of the Future Land Use Element requires “All open space areas shall be primarily located adjacent to other areas approved as development open space in order to create natural corridors.” The Improvement Plan is consistent with the approved PUD Concept Development Plan in which the location of existing lakes, wetlands, wetland buffers, landscape buffers and other requirements impact overall project design. The largest consistent corridor is in the eastern portion of the property surrounding the stormwater facilities.

Policy 1.4.6 of the Future Land Use Element requires “All development within the Low Density Residential category shall connect to existing centralized public water and wastewater systems.” The PUD and Improvement Plan show the project proposes to connect to DeSoto County Utilities.

The project is within proximity to infrastructure and services. The nearest DeSoto Fire Rescue station, Station 2, is located approximately 4.1 miles to the north. Several parks are located within 1-4 miles of Cayman Lakes (Deep Creek Park, Deep Creek Preserve, etc.). Nocatee Elementary, DeSoto Middle School, and DeSoto County High School are all located to the north within 15-20 miles from the development. Charlotte County schools are located to the south within 4-12 miles from the development.

The project is also within the Conservation Overlay District (COD). Policy 1.12.4 states that any development of a site which includes property determined to be in a Conservation Overlay Designation area, is required to submit a site-specific plan for approval. The plan shall include the clustering of density away from the protected areas and resources. Developments that include Conservation Overlay Designations, but cluster all development activities outside of the Overlay, may be reviewed via a Site Plan Approval process.

The following restrictions shall apply to areas determined to be in the COD:

(1) Density transfers out of areas determined to be within the Conservation Area may occur on-site with the following density transfer allowed:

(b) Low Density Residential Land Uses shall be 1 unit per 4 acres.

(2) Development within the Conservation Overlay area shall be restricted to 1 unit per 10 acres and a FAR of 0.1, unless provided for herein. All development shall be directed away from wetlands.

A density bonus was approved with the PUD rezone application and ordinance. Ordinance 2021-09 approved up to 650 residential units on the subject property for a density over 2 units per acre. The approved Concept Development Plan did not provide a density calculation, but the PUD staff

report accompanying the Ordinance identified the proposed density for 650 units within the Conservation Overlay to be 2.59 units per acre. The Cayman Lakes Phase II Improvement Plan proposes 303 units.

Pursuant to FLUE Policy 1.12.3 of the Conservation Overlay Designation Development Standards, development proposals shall require the submittal of an Environmental Site Study indicating as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay Designation areas and other environmental concerns. The applicant provided a Protected Species Assessment with the PUD Concept Development Plan. The Improvement Plan application included an Environmental Resource Permit approval letter from SWFWMD.

Pursuant to FLUE Policy 1.12.6 of the Conservation Overlay District (2) states that the minimum setback shall be 15 feet and the average of all setbacks from the wetland resource shall be 25 feet, unless otherwise permitted by the appropriate reviewing agency. The County shall prohibit all development within, and direct development away from, wetlands, unless otherwise approved by the appropriate reviewing agency. This 25-foot average, 15-foot minimum setback is shown on the Improvement Plan.

2. **Zoning District related issues.** Land Development Regulation zoning district related issues include the zoning district and its consistency with the FLUM, the uses allowed within the zoning district, the minimum lot size, lot width, and the minimum building setbacks or open yards.

- **Staff finding**

The property is zoned Planned Unit Development (PUD). The site received PUD and Concept Development Plan approval on November 23, 2021 (Ordinance 2021-09). The site is located on the west side of SW CR 769, approximately 1.25 miles north of the Charlotte County line in SW DeSoto County.

Adjacent Parcel	Zoning	FLU	Use	Buffer
North	RMF-6 w/ PUD overlay, IL	Low Density Residential, Commercial	Vacant	Type B provided
East (across SW CR 769)	RMF-M, CN	Low Density Residential, Commercial	Single Family Residential, vacant	Type B provided
South	A-10, RSF-3	Low Density Residential	Vacant, single family residential	Type B provided; 50' natural buffer adjacent to wetlands

Adjacent Parcel	Zoning	FLU	Use	Buffer
West	RMF-6 w/ PUD overlay	Low Density Residential	Vacant	None provided – wetlands preserved

The proposed 303 units in Phase II of Cayman Lakes are consistent with the PUD approval (Ordinance 2021-09). Therefore, the proposed residential development can be found in conformance with the Planned Unit Development (PUD) zoning district and Ordinance 2021-09.

3. **Transportation related issues.** Transportation related issues include roadway access, right-of-way width, and off-street parking and loading requirements.

- **Staff finding**

This development is located on SW CR 769. The site proposes two access points on SW CR 769. An optional gate is located each access point. DeSoto County Engineering has no objections to the proposed access. Access was previously approved with Cayman Lakes Phase I Improvement Plan (SITE-0076-2022). A Conditional Notice to Proceed was issued on September 19, 2023.

A deviation from Section 20-503 to allow for a minimum 40' road right-of-way was approved with the PUD rezone (RZNE-0016-2021; Ord. 2021-09). FDOT provided a condition for the applicant to contact their Traffic Ops Department to make sure the additional traffic will not have major effects on the signal at the I-75 interchange.

A parking calculation has been provided. The improvement plan shows the parking calculations for the amenity center as well as the residential development.

4. **Infrastructure issues.** Infrastructure issues include potable water, sanitary sewer, solid waste, stormwater management, and electricity.

- **Staff finding**

Water and sewer service are both available to the site. The Project Narrative states that the project intends to connect to DCU water and wastewater service. DCU has no objections to the Improvement Plan but has 12 conditions to be included with the Notice to Proceed for Phase II.

DeSoto County Fire has no objections to the Improvement Plan.

Solid Waste service to the proposed Cayman Lakes development will be provided by Womack Sanitation, Inc.

Stormwater is shown on the Improvement Plan. The site will be required to conform to County and SWFWMD stormwater permitting requirements. An

Environmental Resource Permit approval from SWFWMD was included with the Improvement Plan application package.

Electric service to the proposed development will be provided by Florida Power & Light.

5. **Miscellaneous issues.** These include impervious surface area, maximum density, required recreation, and dead storage.

- **Staff finding**

The Low Density Residential Future Land Use designation requires all development within that category to provide a minimum of 25% open space on site. The development plan indicates a proposed open space calculation of 112.21 acres (36.4%) proposed.

The site is in FEMA Flood Zone X and AE (Panel 12027C0266C) effective 11/06/2013.

Cayman Lakes Phase II is the northern portion of the proposed overall Cayman Lakes development. For a residential subdivision use adjacent to single family residential or commercial uses, a Type B buffer is required. The landscape plan shows a variable 10' Type B Buffer along the northern property line. A Type B buffer is also provided along the eastern property line along SW CR 769, with a 25' wide buffer including existing native vegetation. No buffer is proposed where Phase II is adjacent to existing wetlands and native vegetation in the western portion of the site.

Ordinance 2021-09 approved the property for a maximum of 650 residential units. Phase II proposes 303 residential units (213 single family lots and 90 twin villa lots) of the overall proposed 650 residential units.

STAFF REVIEW

Staff review has determined that this application, SITE-0135-2024, can be found to be consistent with the Comprehensive Plan and Land Development Regulations with approval of the recommended conditions:

RECOMMENDED CONDITIONS FOR APPROVAL:

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.

ALTERNATIVE MOTIONS

- A. Approval:** Based upon the staff report, evidence presented, and comments made at the Public Hearing, the Board hereby finds the application to be CONSISTENT with the DeSoto County Comprehensive Plan and in compliance with the applicable review standards of the Land Development Regulations, and I move to ADOPT the Resolution approving application number SITE-0135-2024 for Cayman Lakes Phase II Improvement Plan with the staff recommended conditions.
- B. Denial:** Based upon the staff report, evidence presented, comments made at the Public Hearing, the Board hereby finds the request to be INCONSISTENT with the DeSoto County Comprehensive Plan and not in compliance with the applicable review standards of the Land Development Regulations, I move to DENY application number SITE-0135-2024 for Cayman Lakes Phase II Improvement Plan.
- C. Table:** Based upon the staff report evidence presented, comments made at the Public hearing, the Board hereby finds that additional information is needed to make a recommendation, I move to TABLE Resolution related to application number SITE-0135-2024 and require the applicant to readvertise the project with the new hearing dates.

ATTACHMENTS

Exhibit A: Location Map
Exhibit B: Official Zoning District Atlas
Exhibit C: Future Land Use Map
Exhibit D: Improvement Plan
Exhibit E Conditional Notice to Proceed, Phase I

PUBLIC HEARING SCHEDULE

Board of County Commissioners

July 22, 2025