
Sec. 2.18.4. Construction, completion, and close out.

- A. Improvement Plans shall be valid for five years with a one-time extension of two years if requested by the applicant in writing and approved by DRC.
- B. Pre-Construction Conference.
 - (1) A pre-construction conference shall be scheduled by the Office of the County Engineer for offsite improvements.
 - (2) Maintenance of Traffic plans for offsite improvements and signal installation shall be submitted at the pre-construction conference to be approved by the County Engineer.
 - (3) Applicant shall notify the Office of the County Engineer of onsite improvement work 72 hours prior to commencing construction.
- C. All subdivision improvements shall be constructed in accordance with approved plans and shall conform to regulations and specifications in effect on the date of approval of the improvement plans.
- D. If an applicant desires to file a Final Plat prior to improvements being completed, an Improvement Agreement containing the estimate of cost of remaining subdivision improvements as shown on the approved Improvement Plans shall be provided. The Improvement Agreement form is available at the Office of the County Engineer. A security, limited to an irrevocable letter of credit, bond, or other form approved by the County Attorney, shall be provided in the amount of 120 percent of the estimated cost of remaining improvements certified by a Florida Registered Professional Engineer, as well as a partial As-Built/Record Survey; no survey is required if the security is provided for the cost of all improvements. The Improvement Agreement shall be approved by the Board.
- E. If an applicant desires to construct a limited number of sales offices, model homes, or similar type features, prior to the Final Plat being recorded, an indemnification agreement shall be provided subject to:
 - (1) Approval of the applicable Minor Site Plan, Major Site Plan and/or Improvement Plans;
 - (2) Temporary connection to well or onsite sewage treatment disposal system (OSTDS) is not allowed if the subdivision is to be served by central water or central sewer;
 - (3) Compliance with the State Fire Code;
 - (4) No more than 20 building permits being issued on no more than 10 building lots;;
 - (5) ~~Acknowledge that Certification of Final Completion for the improvements constructed to support the subject building lots prior to the public visiting these sites~~Prior to the public accessing these sites, provide a Certification of Final Completion for the improvements constructed to support the subject building lots; and
 - (6) A restrictive covenant recorded in public record that requires a change in building occupancy permit to convert from temporary use to permanent use and limits the ability to sell or lease such structure prior to recording the Final Plat;
- F. If an applicant desires to construct a limited number of homes, or similar type features, prior to the Final Plat being recorded, an indemnification agreement shall be provided subject to:
 - (1) Approval of the applicable Minor Site Plan, Major Site Plan and/or Improvement Plans;
 - (2) Temporary connection to well or onsite sewage treatment disposal system (OSTDS) is not allowed if the subdivision is to be served by central water or central sewer;
 - (3) Compliance with the State Fire Code;

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- (4) Submittal and approval of a cost estimate with security, limited to an irrevocable letter of credit, bond, or other form approved by the County Attorney, provided in the amount of 120 percent of the estimated cost of remaining subdivision improvements certified by a Florida Registered Professional Engineer as well as a partial As-Built/Record Survey; no survey is required if the security is provided for the cost of all improvements; no additional security is required if it has been provided for an Improvement Agreement;
 - (5) Permits being issued for no more than 50 percent of the density on a per lot or unit basis (inclusive of permits approved under section E.); and
- G. As-Built Submittal.
- (1) One set of As-Built/Record Survey signed and sealed by a Florida Licensed Professional Surveyor and Mapper meeting standards set forth in Ch. 5J-17 FAC shall be submitted prior to final inspection along with a digital version of the survey in a format pre-approved by the Office of the County Engineer.
 - (2) Inspection and material testing of all improvements shall be submitted in one report with the As-Built/Record Survey.
 - (3) Certification of Final Completion. When all required improvements have been constructed, the applicant shall so advise the Office of the County Engineer and submit a request for final inspection with a certification of final completion. The certification form is available at the Office of the County Engineer. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant.
- H. For public road subdivisions, the applicant is required to provide for the inspection of the surface water management system by a Florida Registered Professional Engineer to assure that the system is properly constructed and maintained. The inspection shall occur within 30 days of project completion. The County shall be copied on all inspection reports required by the governing Water Management District permit for operation and maintenance.
- I. For public road subdivisions, the applicant is required to provide a maintenance agreement with a security, limited to an irrevocable letter of credit, bond, or other form approved by the County Attorney, in the amount of 20 percent of the original construction cost of subdivision improvements shown on the approved Improvement Plans certified by a Florida Registered Professional Engineer. The maintenance agreement form is available at the Office of the County Engineer. Subdivision improvements shall be maintained by the Developer for a minimum period of two years from the date of construction completion acknowledged by the Office of the County Engineer and 60 percent occupancy prior to acceptance for maintenance by the County. The security shall be released upon acceptance of the constructed improvements for maintenance by the County.
- J. For public road subdivisions, upon completion of the minimum two year period and 60 percent occupancy, the applicant shall make a written request for the County to accept the subdivision for maintenance. Within fourteen calendar days, County staff shall provide a final walk-thru inspection, review of any outstanding obligations and provide an itemized list requesting all deficiencies to be corrected within 60 days. If the deficiencies are not addressed within 60 days, the applicant shall make a new written request when ready and the inspection and review process starts over. Once deficiencies are addressed, the applicant shall complete the transfer of ownership documentation with the governing Water Management District including payment of any required Water Management District fees, and acceptance of the subdivision for maintenance shall be scheduled for consideration of approval by the Board at the next available meeting.
- K. For private road subdivisions, documentation shall be submitted as to maintenance responsibilities and the name of the entity responsible for such maintenance with the appropriate legal documents.

(Ord. No. 13-20, § 2, 7-11-2013)