Project Name: PLT26-00005
Project Description: PUFFIN ROAD COMMERCIAL
Review Comments List Date: 6/12/2026

Ref. # 3, 911 ADDRESSING, Stephanie Campos, 4/27/26 12:29 PM, Cycle 1, Info Only
Comment: No comment

Ref. # 6, ARBORIST, Keith Sabisch, 5/16/26 8:00 AM, Cycle 1, Info Only
Comment: No comment.

Ref. # 4, FIRE, Richard Tonks, 4/29/26 4:49 PM, Cycle 1, Info Only
Comment: No comments

Ref. # 9, LANDSCAPE, Zhaokai Liu, 5/29/26 3:13 PM, Cycle 1, Info Only
Comment: Landscape comments will be included under the Planning comments section.

Ref. # 2, OSCEOLA COUNTY SCHOOL DISTRICT, Nathalie Roeck, 4/23/26 10:23 AM, Cycle 1, Info Only
Comment: This PLT application for a commercial project has no impact on public school capacity.

Ref. # 5, OSCEOLA COUNTY TRANSPORTATION AND TRANSIT, Bradley Paul, 5/5/26 3:00 PM, Cycle 1, Unresolved
Comment: PLT26-00005 will not be approved until final approval of SUB25-00041 has been given.
Responded by: John Hughes - 6/11/26 2:10 PM
Stamp and Decision issued

Ref. # 10, PLANNING, Zhaokai Liu, 6/1/26 8:20 AM, Cycle 1, Unresolved
Comment: DEDICATION & ACKNOWLEDGMENT: Owner shown on plat differs from owner listed in title opinion provided. Also there appear to be mortgages on the property.
Responded by: John Hughes - 6/11/26 2:07 PM
The plat joinder will be provided following the property closing, which is schedule for July 2, 2026. Ownership of the property will transfer from SLS to new owner, and the plat documents & title work will be updated accordingly.

Ref. # 11, PLANNING, Zhaokai Liu, 6/1/26 8:20 AM, Cycle 1, Unresolved
Comment: DESCRIPTION: Legal description is omitted in title opinion.
Responded by: John Hughes - 6/11/26 2:14 PM
The legal description is included in the submitted Title Commitment, Page 6, Exhibit A – Legal Description. For convenience, the Title Commitment and Property Information Report (PIR) have been reattached with this resubmittal.

Ref. # 12, PLANNING, Zhaokai Liu, 6/1/26 8:21 AM, Cycle 1, Unresolved
Comment: STREETS & RIGHT OF WAYS: Please add the R/W map or other documentation used to determine 441/192 R/W line.
Responded by: John Hughes - 6/11/26 2:15 PM
FDOT information added to plat

Ref. # 13, PLANNING, Zhaokai Liu, 6/1/26 8:21 AM, Cycle 1, Unresolved

Comment:
EASEMENTS: Please remove PB 33, PG 159 reference to the 10 D&U easement on the east line of Lot 1 (this plat has to rededicate it).
Remove the word proposed on Sign Easement #1.
Does OR 6392/2439 affect plat?
Responded by: John Hughes - 6/11/26 5:13 PM
Proposed and recording information removed form 10' easement. OR 6392/2439 does affect the property but is not plottable, blanket in nature.

Ref. # 14, PLANNING, Zhaokai Liu, 6/1/26 8:22 AM, Cycle 1, Unresolved
Comment: Please provide the approved Preliminary Subdivision Plan (PSP), subdivision construction plans, and the corresponding approval letter.
Responded by: John Hughes - 6/11/26 2:25 PM
Stamp and Decision issued.

Ref. # 15, PLANNING, Zhaokai Liu, 6/1/26 8:22 AM, Cycle 1, Unresolved
Comment: Please complete the application by providing all required project information, including the number of commercial buildings.
Responded by: John Hughes - 6/11/26 5:14 PM
Revised application submitted

Ref. # 16, PLANNING, Zhaokai Liu, 6/1/26 8:23 AM, Cycle 1, Unresolved
Comment: Please explain why Plat Notes 2, 3, 4, 5, and 13 contain blank spaces. Revise the notes as necessary to provide complete information.
Responded by: John Hughes - 6/11/26 2:25 PM
The blank fields are intentionally left incomplete at this time. Following the property closing and recording of the referenced documents, the applicable instrument numbers will be inserted and reflected on the final plat prior to recording.

Ref. # 17, PLANNING, Zhaokai Liu, 6/1/26 8:23 AM, Cycle 1, Unresolved
Comment: Update Note 8 to read as follows: ALL SIDEWALKS AND LANDSCAPING ELEMENTS, INCLUDING TREES, WITHIN THE RIGHT OF WAYS AND COMMON AREAS IN THIS DEVELOPMENT AS REQUIRED BY THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE SHALL BE MAINTAINED BY THE (PROPERTY OWNER/HOMEOWNERS ASSOCIATION) OR ITS SUCCESSORS OR ASSIGNS.
Responded by: John Hughes - 6/11/26 2:26 PM
References to a homeowners' association are not applicable to this development. We propose revising Note No. 8 as follows: "All sidewalks and landscaping elements, including trees, located within the rights-of-way and common areas of this development, as required by the City of St. Cloud Land Development Code, shall be owned and maintained by the property owner and its successors and assigns."

Ref. # 18, PLANNING, Zhaokai Liu, 6/1/26 8:23 AM, Cycle 1, Unresolved
Comment: Add a note to read as follows: ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION/PROPERTY OWNER.
Responded by: John Hughes - 6/11/26 2:28 PM
References to a homeowners' association are not applicable to this development. We propose revising the required note as follows: "All street lights shall be owned and maintained by the property owner and its successors and assigns."

Ref. # 8, PUBLIC WORKS, Cameron Crandell, 5/28/26 8:34 AM, Cycle 1, Unresolved

Comment:
Condition:
1. Confirm that the Drainage, Utility, and Ingress/Egress Easement #2 is wide enough to cover the road and utilities.
Responded by: John Hughes - 6/11/26 2:29 PM
Easement No. 2 provides sufficient width to accommodate the roadway and all associated utilities, as reflected in the approved SUB25-00041 construction plans.

Ref. # 7, UTILITIES, Crystal Muniz, 5/18/26 2:33 PM, Cycle 1, Info Only
Comment: Toho will require to close out the project, the utility as-builts overlaid on the plat to verify easement covers the need of these easements. Additional easements may be required.