FOR OFFICIAL USE ONLY
Date Received: _____
Case #: _____

CITY OF ST. CLOUD
FINAL PLAT
ADDENDUM, REQUIREMENTS, AND CHECKLIST

SUBMITTAL CHECKLIST

- ☐ DRC Application
- ☐ DRC Processing Fee: See fee schedule *Note: Resubmittal Fee (after 1 initial and 1 resubmittal for sign-off) is 50% of original fee
- ☐ Notarized Agent Authorization Form
- ☐ Certificate of Title
  a. Original, executed within last 60 days
  b. Legal Description must match plat, for recording
- ☐ 1 Sealed Survey
- ☐ 1 CD with COMBINED plan set in PDF format
- ☐ Electronic copy of proposed Homeowners Association (Deed Restriction) documents
- ☐ Boundary Survey and Closure Report
- ☐ Surveyor Review fee: cost to City
- ☐ Recordation fee: cost to City

Project Name: Puffin Road Retail

Location: 0 Puffin Road St Cloud FL 34771

Parcel ID(s): 05-26-31-0105-0001-0010/ 05-26-31-0105-0001-0020

Future Land Use Designation: COM Zoning District: HB

Planned Unit Development (PUD) name, if associated: N/A

Access Roads – Name(s)	Paved?	City or County maintained?
HIGHWAY 441/192	Yes	State Road

Site Statistics:

Acreage: 39.86 Number of Tracts: 2

Number of Lots: 9 Minimum Lot Size: n/a

How many miles of internal roadways are included in the subdivision? n/a

Owner(s) of adjacent property: See Attached list

SEE PAGE 2 for:

GENERAL REQUIREMENTS
and
ADDITIONAL SUBMITTALS REQUIRED AFTER DRC REVIEW

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

APPLICANT/AGENT SIGNATURE	APPLICANT/AGENT NAME and TITLE	DATE
[signature]	JOHN HUGHES VP	3/31/26

CITY OF ST. CLOUD DEVELOPMENT REVIEW APPLICATION

FOR OFFICIAL USE ONLY
Date Received:
Pre-App Case #:
DRC Case #:

PROJECT AND SITE INFORMATION

Pre-App Meeting	☐ Yes	■ No	Meeting Date					
Project Name/Plan Name	Puffin Road Retail							
Application/Plan Type	Final Subdivision Plat							
Site Location/Address	0 Puffin Road St Cloud FL 34771							
Parcel Identification Number(s)-List All *If more than (4), list on additional page	05-26-31-0105-0001-0010							
	05-26-31-0105-0001-0020							
Area of Development	Total Acreage	39.86	Total Gross Sq. Ft.	1736301.60				
Project Details/Intended Use	Final Subdivision Plat							
Residential	Number of Units/Lots	SF	n/a	MF	n/a			
Commercial	Number of Buildings	01	Total Sq. Ft.	N/A				
Buildout Year	n/a		*If phased, provide phasing schedule on additional page					
Name of Access Road(s)	US HIGHWAY 441/ 192							
Is the Road County-Maintained?	☐ Yes	■ No	Right of Way Width(s)	200				
Existing Future Land Use	COM		Proposed Future Land Use	COM				
Existing Zoning	HB		Proposed Zoning	HB				
Prior Development Approvals or Ordinances-List All *If more than (3), please list on additional page. ** Ex: Annexation, CPA, ZMA, Conditional Use, PUD PMP or FMP, Concept Plan, PSP, or SDP	Case #		Case Type		Project Name			
	PSP25-0004		Preliminary Subdivision Plan		Puffin Road Commercial			
	SUB25-00041		Site Development Plan		Puffin Road Commercial			
Transportation Impact Analysis (TIA)	☐ Approved	☐	In Review	☒	Not Required	TIA #	25117.01.01	
Affordable housing? (AWHESP, etc.)	☐ Yes	☒ No	Housing for Older Persons	☐ Yes	☒ No			
Waiver or Variance Request	☐ Yes	☒ No	*Separate application may be required					
*Please note that applications may be reviewed by outside consultants for expedited plan review. Please initial here acknowledging that consultant review costs may be passed on to the applicant prior to Approval.	■ Yes		**Initial**	JH				

APPLICANT INFORMATION

Name	Nim Whitley
Company	Ferber Construction Management LLC
Address	151 Sawgrass Corners Drive, Suite 202 Ponte Vedra Beach, FL 32802
Email	nrobinson@fernercompany.com
Phone	727-210-2626

AGENT INFORMATION

Name	John Hughes
Company	Hanson Walter and Associates, Inc.
Address	8 Broadway, 104 Kissimmee FL 34741
Email	jhughes@hansonwalter,com
Phone	407-847-9433

OWNER INFORMATION

Name	Jolene Shieve/ Thomas Gunter
Company	SLS Investments of CL Inc./ DD Retail of St Cloud FL
Address	2725 13th Street St Cloud FL 34769/ 3300 NE Expressway Bldg 6 Atlanta GA 30341
Email	jolenesheive@gmail.com/ jshelton@hathaway.com
Phone	

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APPLICANT/AGENT SIGNATURE	APPLICANT/AGENT NAME & TITLE	DATE
	John Hughes VP	3/31/26