Project Name: PLT26-00005
Project Description: PUFFIN ROAD COMMERCIAL
Review Comments List Date: 9/17/2026

Ref. # 19, 911 ADDRESSING, Stephanie Campos, 6/15/26 11:48 AM, Cycle 2, Info Only
Comment: No comments.

Ref. # 20, FIRE, Richard Tonks, 6/22/26 10:54 AM, Cycle 2, Info Only
Comment: No comments

Ref. # 22, LANDSCAPE, Zhaokai Liu, 6/24/26 3:58 PM, Cycle 2, Info Only
Comment: Landscape comments will be included under the Planning comments section.

Ref. # 26, OSCEOLA COUNTY SCHOOL DISTRICT, Nathalie Roeck, 6/25/26 1:21 PM, Cycle 2, Info Only
Comment: No additional comment. Please refer to School District comments dated May 20, 2026.

Ref. # 23, PLANNING, Zhaokai Liu, 6/24/26 4:21 PM, Cycle 2, Unresolved
Comment: DEDICATION & ACKNOWLEDGMENT: Owner shown on plat differs from owner listed in title opinion provided. Final ownership and existence of active Mortgages not specifically spelled out in title opinion.
Responded by: John Hughes - 9/3/26 10:59 AM
UPDATED AUTHORIZATION AND TITLE WORK ATTACHED.

Ref. # 24, PLANNING, Zhaokai Liu, 6/24/26 4:22 PM, Cycle 2, Unresolved
Comment:
DESCRIPTION: Is metes & bounds and describes the lands subdivided and is so complete, that without reference to the plat, the starting point and boundary can be determined and agrees with plat. (177.091) (LDC Art V 5.3.3.2 (b)
This is not a metes & bounds description.
Responded by: John Hughes - 9/3/26 11:00 AM
METES AND BOUNDS LEGAL DESCRIPTION ADDED TO PLAT AND BOUNDARY SURVEY ATTACHED WITH THIS SUBMITTAL

Ref. # 25, PLANNING, Zhaokai Liu, 6/24/26 4:23 PM, Cycle 2, Unresolved
Comment: DESCRIPTION: Legal description will need revised on both.
Responded by: John Hughes - 9/3/26 11:01 AM
METES AND BOUNDS LEGAL DESCRIPTION ADDED TO PLAT AND BOUNDARY SURVEY ATTACHED WITH THIS SUBMITTAL

Ref. # 21, UTILITIES, Crystal Muniz, 6/22/26 11:05 AM, Cycle 2, Info Only
Comment:
This project is currently being reviewed for utilities through Toho Water Authority- Project number 22-0349-TOHO. Any revisions will need to be submitted to Toho for review. The approval of this DRC review does not constitute the Toho approval.
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.