COMMUNITY DEVELOPMENT

Jeffrey Ball, AICP
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June 16, 2026

Robert Newberry
8 Broadway, Suite 104
Kissimmee, FL 34741

Re: **Puffin Road Commercial**
Subdivision Construction Plan
DRC Case # SUB25-00041

Dear Mr. Newberry

On June 16, 2026, Development Review staff completed review of the above referenced Subdivision Construction Plan and has been approved. Please note, the plans are available online through the ProjectDox portal.

In order to keep the approval from expiring, construction must begin within 365 days of the date of approval. A preconstruction meeting is required for this project. Please contact the Public Works Department at 407-957-7347. The applicant is approved with the following conditions and informational comments.

Please see the following comments:

Condition:
Public Works:
1. Provide the FDOT plans and permit application for the roadway improvements and the traffic signal prior to the issuance of the Notice to Proceed for this project.
2. The Improvements to US 192 and the traffic signal must be constructed and approved, prior to the certificate of completion being issued for on-site work.

Informational:
Public Works:
1. This project will require a pre-construction meeting.
2. If the contractor utilizes a private hauler to remove construction debris, that hauler is required to obtain a franchise agreement from the City of St. Cloud. For more information, please contact the Solid Waste Division at 407-957-7263.
3. Please be advised that site development fees will be required for this project.

a. Notice to Proceed on this project will not be issued until after the pre-construction meeting with Public Works and all required documentation, licenses, permits and fees have been received by Public Works.
b. Contact Public Works at 407-957-7347 to schedule the preconstruction meeting after receipt of the DRC approval.

4. Please provide a copy of the SFWMD, Osceola County, FDOT, and FDEP permits (if applicable) to Public Works prior to the issuance of the construction Notice to Proceed.
5. The IT Department has the following request related to the drawings:
    a. All CADD files (i.e. dwg) are to be spatially referenced to the Coordinate System:
        i. NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
        ii. Datum: D_North_American_1983
        iii. This includes construction plans and record drawings.
    b. A CD of the Approved CADD (i.e. dwg) construction drawings, spatially referenced, shall accompany a set of hard copy plans.
    c. A unit cost breakdown of each type of asset is required to be submitted with the record drawings: i.e. 8 inch wm = 0.00 per linear foot, 8 inch valve = 0.00 per valve, etc.
        i. This applies to all of the assets, water, wastewater, reclaim, storm, sidewalk, and transportation features.
    d. Any questions related to these requirements please contact the IT Department at 407-957-7331.

Transportation:

1. Cross access between the outparcels will be reviewed and requested as each SDP submittal comes in.

Concurrency:

1. Impact fees will be assessed at the current rate in place at the time of permitting. The total impact fees for this project are estimated for the 187,100 SQFT "Retail" at the 2026 rate to be as follows:
   Mobility = $4,037,681.61 (ITE 814, 815)
   Police = $249,217.20
   Fire = $218,345.70
   Solid Waste = $24,516.88
2. Please note the Solid Waste rates will be revised October 1, 2026.
3. All impact fees are subject to change and will be adjusted based upon those which are approved as final by the DRC and those impact fee rates in place at the time of permitting. Additional impact fees may be assessed at the time of building permit issuance.

Utilities:

1. This project is currently being reviewed for utilities through Toho Water Authority- Project number 25-0349-TOHO. Any revisions will need to be submitted to Toho for review. The approval of this DRC review does not constitute the Toho approval.

All written commitments made in the application and subsequent submissions of information made during the review process, which are on file with the Department of Community Development, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC), or other development regulations in effect at the time development approval is granted.

I hope that the review and approval process exceeded your expectations. For additional information or assistance related to this project, please contact Shaun Raja at 407-957-7178 or shaun.raja@stcloudfl.gov

Sincerely,

Shaun Raja

Shaun Raja
Senior Planner

C:
Kevin Felblinger - Public Works Department
Ferber Construction Management, LLC – nwhitley@ferbercompany.com