Outlook

Online Form Submittal: Subdivision Construction Plan Application

From noreply@civicplus.com <noreply@civicplus.com>
Date Thu 12/4/2025 5:00 PM
To Development Review Committee <drc@stcloudfl.gov>

Subdivision Construction Plan Application

CITY OF ST. CLOUD
DEVELOPMENT REVIEW APPLICATION

REQUIRED FOR APPLICATION PROCESS
Checklist and Requirements

Fee Schedule

PRE-APP MEETING?	NO
If yes, meeting date:	*Field not completed.*
PROJECT AND SITE INFORMATION	
Project Name/Plan Name:	Puffin Road Commercial
Application/Plan Type:	Site Development Plan
Site location/Address:	Puffin Road
Parcel Identification Number(s) List All:	05-26-31-0105-0001-0010,05-26-31-0105-0001-0020,
Area of development	39.86
Total Gross Sq. Ft.	186500
Buildout Year	2027
Project Details/Intended Use	Construct a Big Box Retail Development on Lot 1, lot 10 and 11 including the mass grade lots 2-9 for future commercial development.
Residential number of Units/Lots	0
Residential	0

Commercial number of Buildings	1
Commercial Total Sq. Ft.	186500
Name of Access Road(s):	Puffin Road
Is the Road County-maintained?	No
Right of Way Width(s)	Varies 72' to 50'
Existing Future Land Use:	COM
Proposed Future Land Use:	COM
Existing Zoning:	HB
Proposed Zoning:	HB
Prior Development Approvals or Ordinances-List All:	PSP25-00004
Transportation Impact Analysis (TIA)	In Review
TIA #:	*Field not completed.*
Affordable housing? (AWHESP, etc.)	No
Housing for Older Persons	No
Waiver or Variance Request	No
NARRATIVE explaining the changes to be made to the site:	We are submitting a SUB for the above-mentioned parcels. The owner understands there is a risk submitting the construction plans without the final approval from staff and the City Counsil. The site is located off US 192 (Irlo Bronson Memorial highway), west of the intersection with Puffin Road. The future land use is COM (Commercial) with a Zoning District of HB (Highway Business). We are proposing to construct a big box store on Lot-1 and mass grade the remaining eight commercial tracts. A lift station and pond tract are also being completed as part of the infrastructure improvements. Offsite signal and operational turn lane improvements will be permitted as part of this application with additional permitting required with FDOT District 5 for the signal and turn lanes improvements associated with US 192. A copy of the construction plans, landscape and irrigation plans, photometric plan will be submitted along with this application for review.

*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, I understand.	RN

APPLICANT INFORMATION

*If applicant is not the property owner, an agent Authorization form is required. **AGENT AUTHORIZATION FORM**

Name:	Robert Newberry
Company:	Hanson Walter & Associates
Address:	8 Broadway, Suite 104
Email:	rnewberry@hansonwalter.com
Phone:	407-847-9433

OWNER INFORMATION

Name:	Ferber Construction Management, LLC
Address:	151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082
Email:	nwhitley@ferbercompany.com
Phone:	727-490-1779

AGENT INFORMATION

Name:	Robert Newberry
Company:	Hanson Walter & Associates
Address:	8 Broadway, Suite 104, Kissimmee, FL 34741
Email:	rnewberry@hansonwalter.com
Phone:	407-847-9433

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. Th eonly exceptions are those items 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:	Robert Newberry

APPLICANT/AGENT NAME & TITLE	Robert Newberry, Project Manager
Date	10/16/2025

NOTE: When requested please submit

Documentation (plans, survey, etc.) as required by the checklist

Email not displaying correctly? View it in your browser.

CAUTION: This email originated from outside of The City of St. Cloud. Do not click links or open attachments unless you know the content is safe.

HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

December 3, 2025

Jordan Ellis
City of St. Cloud
Development Review Coordinator
1300 9th Street
St. Cloud, Fl 34769

Re: **Puffin Road Commercial**
PID #05-26-31-0105-0001-0010, 05-26-31-0105-0001-0020
PSP25-00004 (Currently under Review)

Dear Mr. Ellis,

We are submitting a Site Development Plans for the above-mentioned parcels. The owner understands there is a risk submitting the construction plans without the final approval from staff and the City Counsil. The site is located off US 192 (Irlo Bronson Memorial highway), west of the intersection with Puffin Road. The future land use is COM (Commercial) with a Zoning District of HB (Highway Business). We are proposing to construct a big box store on Lot-1 and mass grade the remaining eight commercial tracts. A lift station and pond tract are also being completed as part of the infrastructure improvements. Offsite signal and operational turn lane improvements will be permitted as part of this application with additional permitting required with FDOT District 5 for the signal and turn lanes improvements associated with US 192. A copy of the construction plans, landscape and irrigation plans, photometric plan will be submitted along with this application for review and approval. The TIA was submitted with PSP25-00004 and will also be included with this submittal.

If you have any questions or concerns, please contact our office at 407-847-9433.

Sincerely,

Robbie Newberry, P.E.
Project Manager

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

AGENT AUTHORIZATION FORM

An authorized applicant is defined as:
- The property owner of record; or
- An agent of said property owner (power or attorney to represent and bind the property owner must be submitted with the application).

The undersigned (print property owner name) DD RETAIL ST CLOUD LLC (Thomas Gunter), as the owner of the real property described as follows (Tax/Parcel ID Number(s) 05-26-31-0105-0001-0020 do hereby authorize to act as the Owner's representative and/or agent: (print agent's name) Hanson Walter & Associates, to execute any petitions or other documents required or submitted in support of the following application for approval:

☐ Abandonment of Easement or ROW	☐ Annexation / CPA / Zoning	☐ Change of Use ☐ Conditional Use	☐ COA / BOA
■ Final Plat	☐ Lot Split / Reconfiguration	■ Preliminary Subdivision Plan	☐ PUD Amendment Major / Minor
☐ PUD Final Master Plan	☐ PUD Subdivision Construction Plans	☐ PUD Zoning / Preliminary Master Plan	■ Site Development Plan
☐ Site Development Plan – Mini	☐ Site Development Plan Modification	■ Subdivision Construction Plans / Amendment	☐ Variance

Including appearing on behalf of the Owner before any appointed or elected administrative, legislative or quasi-judicial body of the city considering this application, and to act in all respects as Owner's representative and/or agent in all matters pertaining to the application.

Date: 7/17/25 Thomas Gunter

Signature of Property Owner — Print Name of Property Owner

STATE OF ~~FLORIDA~~ Georgia

COUNTY OF Gwinnett:

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17th day of July, 2025 by Thomas Gunter, who is personally known to me or has produced _____ as identification.

MARZENA DEMKO NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES NOVEMBER 15 2028

(Notary Seal)

Signature of Notary Public M Demko

My Commission Expires: 11/15/2028

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☐ Abandonment of Easement or ROW	☐ Annexation / CPA / Zoning	☐ Change of Use ☐ Conditional Use	☐ COA / BOA
■ Final Plat	☐ Lot Split / Reconfiguration	■ Preliminary Subdivision Plan	☐ PUD Amendment Major / Minor
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Including appearing on behalf of the Owner before any appointed or elected administrative, legislative or quasi-judicial body of the city considering this application, and to act in all respects as Owner's representative and/or agent in all matters pertaining to the application.

Date: 7/17/25 Thomas Dt. Signature of Property Owner

Thomas Gunter Print Name of Property Owner

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Gwinnett:

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17th day of July, 2025 by Thomas Gunter, who is personally known to me or has produced _____ as identification.

(Notary Stamp) MARZENA DEMKO NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES NOVEMBER 15 2028

Signature of Notary Public M Demko

My Commission Expires: 11/15/2028

AGENT AUTHORIZATION FORM

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- The property owner of record; or
- An agent of said property owner (power or attorney to represent and bind the property owner must be submitted with the application).

The undersigned (print property owner name) SLS INVESTMENTS OF CENTRAL FLORIDA LLLP, as the owner of the real property described as follows (Tax/Parcel ID Number(s) 05-26-31-0105-0001-0010 do hereby authorize to act as the Owner's representative and/or agent: (print agent's name) Hanson Walter & Associates, to execute any petitions or other documents required or submitted in support of the following application for approval:

□ Abandonment of Easement or ROW	□ Annexation / CPA / Zoning	□ Change of Use □ Conditional Use	□ COA / BOA
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Including appearing on behalf of the Owner before any appointed or elected administrative, legislative or quasi-judicial body of the city considering this application, and to act in all respects as Owner's representative and/or agent in all matters pertaining to the application.

Date: 7/16/25 Signature of Property Owner

Jolene Sheive Print Name of Property Owner

STATE OF FLORIDA :
COUNTY OF Osceola :

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 16th day of July, 2025 by Jolene Sheive, who is personally known to me or has produced N/A as identification.

Signature of Notary Public

(Notary Stamp)

Notary Public State of Florida
Nelida Rivera
My Commission HH 673748
Expires 6/1/2029

My Commission Expires: 6/1/29

AGENT AUTHORIZATION FORM

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The undersigned (print property owner name) SLS INVESTMENTS OF CENTRAL FLORIDA LLLP, as the owner of the real property described as follows (Tax/Parcel ID Number(s) 05-26-31-0105-0001-0010 do hereby authorize to act as the Owner's representative and/or agent: (print agent's name) Southeast Investments, Inc., to execute any petitions or other documents required or submitted in support of the following application for approval:

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□ Site Development Plan – Mini	□ Site Development Plan Modification	■ Subdivision Construction Plans / Amendment	□ Variance

Including appearing on behalf of the Owner before any appointed or elected administrative, legislative or quasi-judicial body of the city considering this application, and to act in all respects as Owner's representative and/or agent in all matters pertaining to the application.

Date: 7/16/25 Signature of Property Owner

J-lene Sheive
Print Name of Property Owner

STATE OF FLORIDA :
COUNTY OF Florida :

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 16th day of July, 2025 by Jolene Sheive, who is personally known to me or has produced DHA as identification.

Signature of Notary Public

My Commission Expires: 6/1/29

(Notary Stamp)

Notary Public State of Florida
Nelida Rivera
My Commission HH 673748
Expires 6/1/2029

Detail by Entity Name

Florida Limited Partnership
SLS INVESTMENTS OF CENTRAL FLORIDA, LLLP.

Filing Information

Document Number	A10000000713
FEI/EIN Number	27-3969826
Date Filed	11/12/2010
State	FL
Status	ACTIVE

Principal Address

2725 13TH STREET
ST CLOUD, FL 34769

Changed: 08/19/2021

Mailing Address

2725 13TH STREET
ST. CLOUD, FL 34769

Changed: 08/19/2021

Registered Agent Name & Address

Sheive, Jolene D
2725 13th Street
Saint Cloud, FL 34769

Name Changed: 03/24/2016

Address Changed: 01/24/2022

General Partner Detail

Name & Address

SHEIVE, RANDY L
2725 13TH STREET
ST CLOUD, FL 34769

Annual Reports

Report Year	Filed Date
2023	01/20/2023

2024	01/03/2024
2025	01/14/2025

Document Images

01/14/2025 -- ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
03/24/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
11/12/2010 -- Domestic LP	View image in PDF format

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Sheive, Jolene D
2725 13th Street
Saint Cloud, FL 34769

Name Changed: 03/24/2016

Address Changed: 01/24/2022

General Partner Detail

Name & Address

SHEIVE, RANDY L
2725 13TH STREET
ST CLOUD, FL 34769

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2024	01/03/2024
2025	01/14/2025

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01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
03/24/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/15/2011 -- ANNUAL REPORT	View image in PDF format
11/12/2010 -- Domestic LP	View image in PDF format

FOR OFFICIAL USE ONLY

Date Received: _____

Case #: _____

CITY OF ST. CLOUD
CONCURRENCY MANAGEMENT APPLICATION

Failure to complete this form in its entirety may result in a delay of processing.

As a condition of Water, Sewer and/or Reclaim Utility service from the City of St. Cloud, the property owner and/or tenant/utility customer acknowledges that compliance with all City codes, rules and other requirements pertaining to these services in effect at the time service is rendered is required. Failure to comply with applicable codes, rules, or requirements for utility service may result in enforcement action ranging from warnings to fines to discontinuation of service.

Applicant:	Southeast Investments,Inc (FERBER)	Agent:	Hanson Walter & Associates
Contact:	Nim Whitley	Contact:	Robert Newberry/Craig Zetwo
Address:	100 SECOND AVENUE SOUTH, STE 201-N	Address:	8 Broadway, Suite 104
	ST. PETERSBURG , FLORIDA 33701		Kissimmee, FL 34741
Phone:	727.490.1779	Phone:	407-847-9433
Email:	nwhitley@ferbercompany.com	Email:	rnewberry@hansonwalter.com

Legal Owner(s) of Property (List all recorded owners): SLS Investments of Central Florida LLP and DD Retail St Cloud LLC

Location/Address: NW Corner of the intersection of US 192 (SR 500) & Puffin Road

Parcel Identification Number(s) (List all): 05-26-31-0105-0001-0010 & 05-26-31-0105-0001-0020

General property use: Residential ☐ Commercial ☑ Total number of residential lots: N/A

Will there be an amenity center? ☐ YES ☑ NO

If yes, describe: _____

Is project phased? ☐ YES ☑ NO **If yes, phasing plan and proposed schedule by phase MUST be attached.**

For which phase is the Certificate of Capacity being requested? N/A

Proposed start year (estimate 1st CO): 2026 Proposed build out year (estimate last CO): 2027

Solid Waste: Number of Bins = N/A Dumpsters = N/A

COMMERCIAL ONLY: Specific use: Commercial Lots Building square footage: N/A

☑ Please process a concurrency test for the property indicated in this application **IMMEDIATELY**.

☐ Please **DEFER** processing of a concurrency test for the property indicated in this application until advised to do so by the undersigned.

I am aware that completion and acceptance of this application does ensure capacity availability and that all fees will be assessed at the rates established by Resolution and in Effect at the time of PAYMENT of the applicable fees.

R Newberry	Robert Newberry, PM	07-22-2025
APPLICANT/AGENT SIGNATURE	**APPLICANT/AGENT NAME and TITLE**	**DATE**

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memprial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID:	05-26-31-0105-0001-0010
Owner(S):	SLS INVESTMENTS OF CENTRAL FLORIDA LLLP
Mailing Address:	2725 13TH ST SAINT CLOUD FL 34769
Property Address:	0 PUFFIN RD SAINT CLOUD FL 34771
Primary Use:	TIMBERLAND 80-90-VAC (Code: 5501)
Tax District:	100 - ST CLOUD

Legal Description

Legal Description: EXCHANGE AT SAINT CLOUD PB 33 PG 159 LOT 1

Land (Total Records: 2) Total Acres: 24.52

Land	Units	Unit Type	Depth	Value
TIMBER / PINE	AC	24.52	0	$9,318
MARKET VALUE	AC	24.52	0	$1,471,200

Property Values (Total Records: 3)

This Is An Agriculture Property.

Values Shown Below Represents Working Appraised Values As Of 07/21/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	Building(S)	Feature(S)	Market	AG-Benefit	Assessed	Exemption	Taxable
2025	$1,471,200	$0	$0	$1,471,200	1461900	$9,300	$0	$9,300

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	Building(S)	Feature(S)	Market	AG-Benefit	Assessed	Exemption	Taxable
2024	$1,471,200	$0	$0	$1,471,200	1461900	$9,300	$0	$9,300

Values Shown Below Represents Historic Values

Tax Year	Land	Building(S)	Feature(S)	Market	AG-Benefit	Assessed	Exemption	Taxable
2023	$1,471,200	$0	$0	$1,471,200	1461900	$9,300	$0	$9,300

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

No Records To Display.

Sales In Subdivision Within Last 1 Year (Total Records: 0)

No Records To Display.

Buildings (Total Records: 0)

No Records To Display.

Extra Features

No Records To Display.

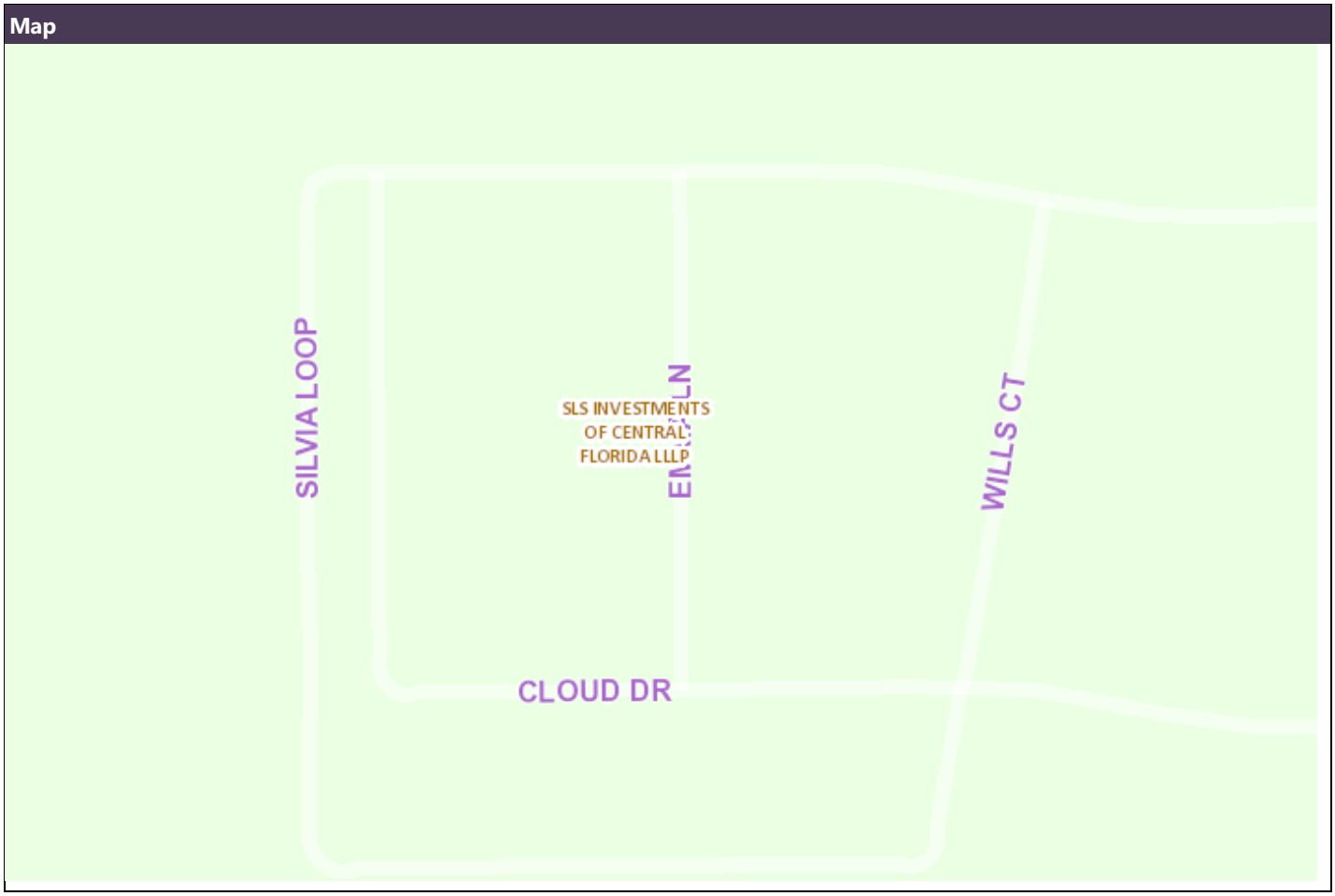
School Info

Category	Description
ELEMENTARY SCHOOLS	HICKORY TREE ELEMENTARY
MIDDLE SCHOOLS	NARCOOSSEE MIDDLE
HIGH SCHOOLS	HARMONY HIGH

TPP Info

No Records To Display.

Map


SILVIA LOOP
SLS INVESTMENTS OF CENTRAL FLORIDA LLLP
WILLS CT
CLOUD DR

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memprial Hwy, Kissimmee, FL 34744
Ph:(407) 742-5000 Fax:(407) 742-4900

Owner Information

Parcel ID:	05-26-31-0105-0001-0020
Owner(S):	DD RETAIL ST CLOUD LLC
Mailing Address:	3300 NE EXPRESSWAY BLDG 6 ATLANTA GA 30341
Property Address:	0 PUFFIN RD SAINT CLOUD FL 34771
Primary Use:	TIMBERLAND 80-90-VAC (Code: 5501)
Tax District:	100 - ST CLOUD

Legal Description

Legal Description: EXCHANGE AT SAINT CLOUD PB 33 PG 159 LOT 2

Land (Total Records: 2) Total Acres: 15.42

Land	Units	Unit Type	Depth	Value
TIMBER / PINE	AC	15.42	0	$1,542
MARKET VALUE	AC	15.42	0	$123,360

Property Values (Total Records: 3)

This Is An Agriculture Property.

Values Shown Below Represents Working Appraised Values As Of 07/21/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	Building(S)	Feature(S)	Market	AG-Benefit	Assessed	Exemption	Taxable
2025	$123,400	$0	$0	$123,400	121900	$1,500	$0	$1,500

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	Building(S)	Feature(S)	Market	AG-Benefit	Assessed	Exemption	Taxable
2024	$925,200	$0	$0	$925,200	919300	$5,900	$0	$5,900

Values Shown Below Represents Historic Values

Tax Year	Land	Building(S)	Feature(S)	Market	AG-Benefit	Assessed	Exemption	Taxable
2023	$925,200	$0	$0	$925,200	919300	$5,900	$0	$5,900

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-04-18	$4,250,000	6392-2431	SLS INVESTMENTS OF CENTRAL FLORIDA LLLP	DD RETAIL ST CLOUD LLC	VACANT	SPECIAL WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 0)

No Records To Display.

Buildings (Total Records: 0)

No Records To Display.

Extra Features

No Records To Display.

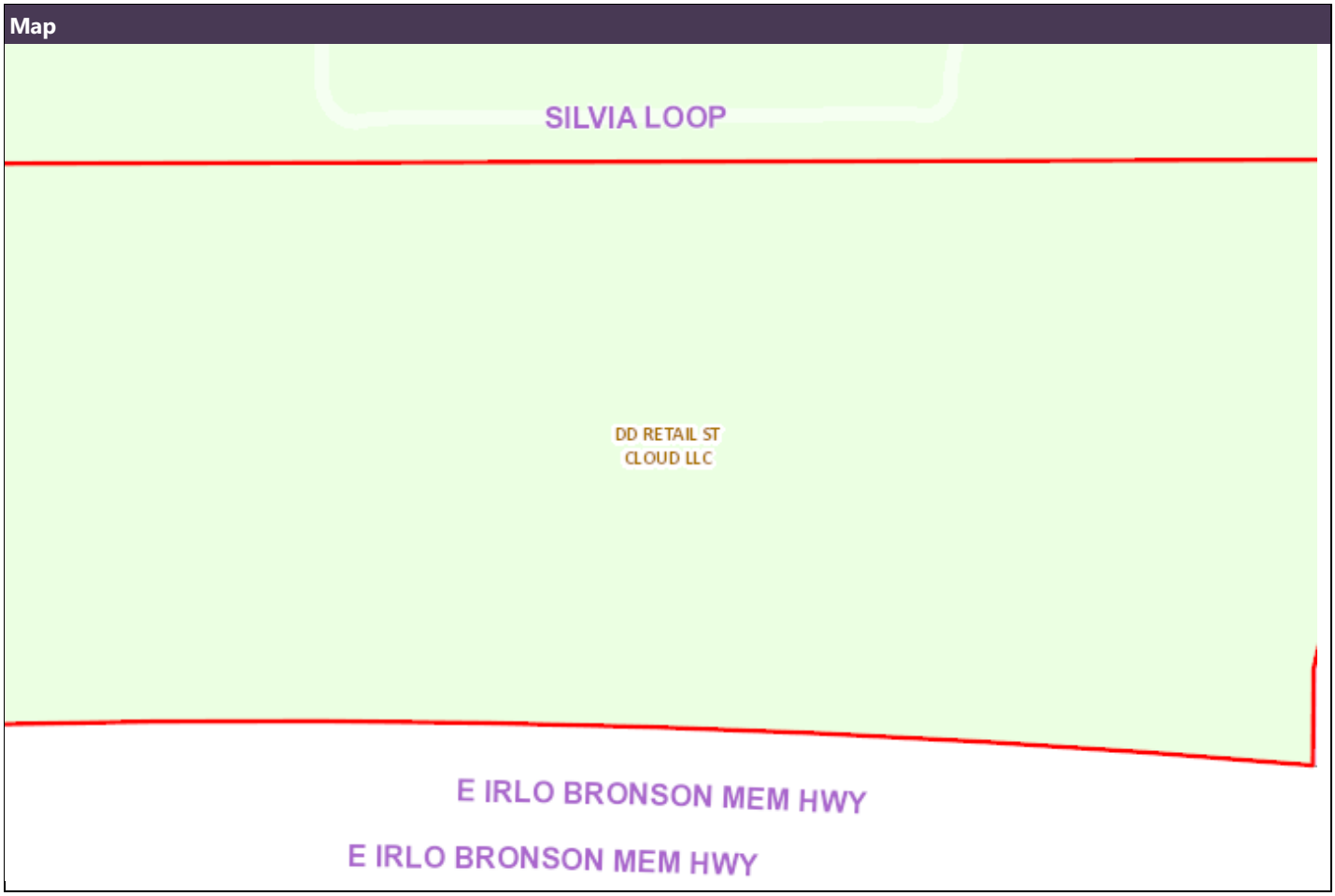
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Category	Description
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MIDDLE SCHOOLS	NARCOOSSEE MIDDLE
HIGH SCHOOLS	HARMONY HIGH

TPP Info

No Records To Display.

Map


SILVIA LOOP
DD RETAIL ST
CLOUD LLC
E IRLO BRONSON MEM HWY
E IRLO BRONSON MEM HWY