



**DEPARTMENT OF
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DEVELOPMENT**

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**Osceola
County**

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March 1, 2019

Domingo Sanchez domingo@titanlandcompany.com
State Housing & Development, Inc.
1731 Old Boggy Creek Road
Kissimmee, FL 34744

**Subject: SDP19-0004
Sunset Oaks
REVISED**

Please be advised that the above referenced Site Development Plan (SDP) is hereby approved by the Osceola County Development Review Department. **This approval is granted as of March 1, 2019, shall be valid for three years and is scheduled to expire on March 1, 2022.**

In addition to the requirements of the Osceola County Land Development Code, this SDP approval is subject to the following conditions:

1. Since the site required 5,000 cy of fill to be imported, a Hauling Fee of \$500, assessed at \$0.10 per cy, must be paid prior to the pre-construction meeting.
2. Porte-cochere shall have a minimum vertical clearance of 13' 6".
3. Site shall comply with all special conditions of approval as referenced in PD18-00011.
4. Site lighting shall comply with the requirements of LDC 4.7.11B.

Advisory Note from School District: Until such time that a Housing for Older Persons Impact Fee Exemption Application is approved and on file, the regular rate school impact fee will be collected at the time of issuance of a Building Permit and NO refunds or credits will be issued.

Please be advised that approval of this SDP DOES NOT grant the ability to commence site construction. Prior to construction and issuance of building permits, the following must occur:

1. Please contact Tina Stadtlander (407-742-0245) or Silvia Juhas (407-742-0246) to schedule the Pre-Construction meeting
2. A full set of approved plans, stamped and watermarked by the County shall be printed and provided for County inspection staff at the pre-construction meeting.

Per the Osceola County Vertical Control Program, a minimum of one brass disc per site shall be installed in a pond control structure. Discs can be requested from the Permit Technicians in the County Administration Building located at 1 Courthouse Square, Kissimmee, FL 34741. A permit fee of \$260 per disc will apply. For any questions regarding this process, please contact Tina Stadtlander at 407.742.0245 or tina.stadtlander@osceola.org.

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Any deviations or revisions from the stamped approved plans must be submitted to the Osceola County Development Review Department for review and approval prior to field alteration.

Field conditions during construction may reveal or necessitate the need for revisions. This is an advisory note. Revisions may be as a result of design modification or safety issues.

All developments located within Special Flood Hazard Area (SFHA) as designated in the latest adopted FEMA maps, must obtain the required state and federal permits prior to commencement of construction if applicable.

This approval does not eliminate the necessity to obtain any required federal, state, local and/or special district authorizations prior to the start of activity. Specifically, the responsibility for utility approval is with the respective utility providers. Copies of all required permits shall be forwarded to the Osceola County Development Review Department prior to construction for filing purposes.

No vertical construction may take place until a building permit is obtained from the Osceola County Building Department. Please contact Permitting at 407.742.0200 for information regarding this application and process.

A building permit is required for all proposed facilities within the approved site of this development including but are not limited to: sanitary lift stations, proposed light fixtures (poles) that are independent from any building structure, electrical gates, retaining walls that exceed three(3) feet in height, dumpster enclosures, etc...

If you have any questions regarding this letter, please contact Charlie Croft at 407.742.0236 or charlie.croft@osceola.org.

Sincerely,



Charlie Croft
Development Review Department

cc: Broc Althafer, P.E., Osceola Engineering, Inc., balthafer@osc-eng.com
John Collins, Supervisor of Inspectors
William Grimes, Building Official
Crystal Bowen, Document Management
Specialpermits@OSCEOLA.ORG