



Osceola County Community Development Application

Osceola County Board of County Commissioners
Community Development Department
1 Courthouse Square, Suite 1400
Kissimmee, FL 34741
Phone: (407)742-0200 ~ Fax: (407)742-0205

Application No.: _____
Date Received: _____
DRC Meeting: _____
OCPC Meeting: _____
BOA Meeting: _____
BCC Meeting: _____

Submittal Type

- ☐ Administrative Waiver
- ☐ Comprehensive Plan Amendment
- ☐ Concurrence Management
- ☐ Dimensional Variance
- ☐ Conditional Use
- ☐ Easement Vacation
- ☐ Home Occupation
- ☐ Land Variance
- ☐ Land Clearing Permit
- ☐ Lot Split
- ☐ Noise Variance
- ☐ Planned Development Application
- ☐ Plat Vacation
- ☐ Re-aggregation
- ☐ Road R/W Vacation
- ☐ Site Development Plan
- ☐ Soil Excavation
- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Transfer of Development Rights
- ☐ Variance From LDC
- ☐ Zoning Map Amendment
- ☐ FEMA MT-1
- ☐ FEMA MT-2
- ☐ Flood Permit
- ☐ Floodzone determination/PP
- ☐ Land Alteration
- ☐ _____

Applicant:

Name: Mr Vijendra (Victor) Sahgal
Firm: _____
Address: 116 Spring Lake Drive Deberry, FL 32713
Email: lukenita2002@yahoo.com
Phone: 386-847-6778 Fax: _____

Agent (Contact Person):

Name: Jim Urick
Firm: Hanson, Walter & Associates, Inc.
Address: 8 Broadway Kissimmee FL 34741
Email: Jurick@hansonwalter.com
Phone: 407-847-9433 Fax: 321-442-1045

Owner:

Name: Same as Applicant
Firm: _____
Address: _____
Email: _____
Phone: _____ Fax: _____

Project:

Project Name: San Remo office and retail center
Parcel ID No(s): 25-26-28-6128-000J-0010 & 25-26-28-6128-000H-0010
Total Acreage: 3.12
Site Address: To be Determined
General Location: San Remo across from Florida Court

Full Legal Description: Provide a complete legal description. Include the complete parcel number of the property as well as Plat Book and Page (if applicable) or attach a copy of the deed(s) of record for all lands within the project boundary. (Deeds of record are available from the County Clerk's Office.) You may submit a digital CAD file of the boundary survey in AutoCAD or Microstation compatible format. If applicable include the street address.

Please refer to the included property appraisers information.

Request:

Minor (administrative) PD amendment to establish development standards for
Tracts H and J Within the Poinciana PUD.



Osceola County Planned Development Minor Amendment Application

Osceola County Board of County Commissioners
Community Development Department
1 Courthouse Square, Suite 1100
Kissimmee, FL 34741
Phone: (407)742-0200 ~ Fax: (407)742-0205
Specialpermits@osceola.org

Application No.: _____
Date Received: _____

Submittal Checklist

- ☐ Community Development Application
- ☐ Planned Development Application
- ☐ Authority/Ownership Affidavit
- ☐ Legal Description
- ☐ Land Use Plan
- ☐ Written Statement/Narrative
- ☐ Application Fees \$1,000.00

Requirements for a PD Minor Amendment, per LDC Chapter 2.5.2J, can be viewed at

[PDF Link to LDC](#)
[Ord 075/LDC/2015](#)
[Ord 99/2016/21](#)
[Ord 33/12/14 LDC](#)
[Chapter 2.pdf](#)

Project Name: San Remo office and retail center

Contact Name: Jim Urick

Phone: 407-847-9433

Current PD # 25-26-28-6128-000J-0010 & 25-26-28-6128-000H-0010

Project Information:

Requested Action:

Minor (administrative) PD amendment to establish development standards

Prior / Related Applications (If applicable)

Current Zoning District: PD

Current Land Use Designation: Poinciana

Current Use(s): Undeveloped

Proposed Zoning District: N/A

Proposed Use(s): 25,000 Office and retail

Proposed Density: 25,000 s.f.

Proposed FAR Intensity: .18

Site Information:

Name of Access Road: Sam Remo

Is the Road County Maintained YES

Is the Road Paved YES

Is the Access Road designed to Urban or Rural Standards: Urban

Schools:

Will there be a site dedicated to the school district? No (commercial)

If yes, which phase will contain the school site? No (commercial)

Certification:

I CERTIFY THAT, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

() **Landowner:** A landowner or his /her agent where authorized in writing, provided however that: Where the fee owner has entered into a contract for the sale of the property, whether it be an agreement for deed, sales contract, or otherwise, then the purchaser may initiate the application when specifically authorized in the contract to do so or by another legal document authorizing same. Where there is more than one owner, then all such owners must jointly initiate the application or petition.

() **Trustee:** Where the property is subject to a land trust agreement, the trustee may initiate the application when the trustee has submitted evidence that he/she is authorized by the trust document to do so, either individually or with other trustees.

() **Corporation/Partnership:** Where the fee owner is a corporation or partnership then the president or general partner may initiate the application and must provide proof that the corporation or partnership exists including Certificate from Secretary of State stating that the corporation is in good standing.

() **Association:** Where the fee owner is an association, the association or its governing body may appoint an agent, in writing, to initiate the application on behalf of the association. Proof that the association exists must accompany the application.

Signature: [Signature]

Authorized Signer

Date: 8/21/17

Printed Name: VIJENDRA SATHGAL

Title: PRESIDENT