



July 17, 2020

Karen M Costa [karen@primelandusa.com](mailto:karen@primelandusa.com)  
Primeland Real Estate Development LLC  
6565 Piazza Grande Ave.  
Orlando, FL 32835

**Subject: SDP20-0011  
Sycamore Hotel Resort**

**DEPARTMENT OF  
COMMUNITY  
DEVELOPMENT**

**Dave Tomek**  
Administrator

**Ken Brown**  
Deputy Administrator

**Susan Caswell, AICP**  
Community Development  
Assistant Administrator

**William Grimes**  
Building Official

**Kelly Haddock**  
Current Planning Director

**Jose Gomez P.E.**  
Development Review  
Director

**Joseph S. Strickland**  
Extension Services  
Director

**Robert Mindick**  
Parks and Public Lands  
Director

**Kerry Godwin**  
Planning & Design  
Director

**Susan Caswell, AICP**  
Sports & Event Facilities

**Osceola  
County**

1 Courthouse Square  
Suite 1100  
Kissimmee, FL 34741  
PH: (407) 742-0200  
Fax: (407) 742-0206  
[www.osceola.org](http://www.osceola.org)

Please be advised the above referenced Site Development Plan (SDP) is hereby approved by the Osceola County Development Review Department. **This approval is granted as of July 17, 2020, shall be valid for three years and is scheduled to expire on July 17, 2023.**

In addition to the Land Development Code, this project is subject to the following special condition.

1. Fees in the amount of \$3,173.56 must be paid to Osceola County for Soil Export Fees prior to pre-construction meeting
2. Proposed Right of Way dedication for Livingston Road must be dedicated prior to obtaining the Certificate of Completion.
3. Provide a perimeter stabilization plan for the proposed retaining wall prior to pre-construction meeting. No perimeter stabilization work is to take place until the stabilization plan is approved
4. Comment Text: F-1 Underground fire sprinkler system will be further reviewed for compliance under separate permit

**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. Prior to the pre-construction meeting, a construction permit fee of \$89,774.68 shall be submitted to this office and made payable to the Osceola Board of County Commissioners.
2. All forms/conditions as listed on the approval letter and enclosed sufficiency checklist must be submitted to and approved by your project coordinator before scheduling a pre-construction meeting. Upon confirmation of approval, please contact Tina Stadlander (407-742-0245) or Silvia Juhas (407-742-0246) to schedule the Pre-Construction meeting
3. A full set of approved plans, stamped and watermarked by the County must 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 Stadlander at 407.742.0245 or [tina.stadlander@osceola.org](mailto:tina.stadlander@osceola.org).

**Subject: SDP20-0011  
Sycamore Hotel Resort**

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 Remi Zerillo 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 Richard Keck at 407.742.0247 or [richard.keck@osceola.org](mailto:richard.keck@osceola.org).

Sincerely,



Richard Keck  
Development Review Department

cc: Alexander Menna, Jordan Engineering Group LLC [amenna@jordanccompanies.com](mailto:amenna@jordanccompanies.com)  
Scott Jaczko, Supervisor of Inspectors  
Bill Grimes, Building Official  
Crystal Bowen, Document Management