

SP-Site Plan
SPM-Site Plan Minor
LPU-Unplatted Subdivision

FP: Final Plat
PP/CP: Preliminary Plat/Construrction Plans

Development Orders 1/1/14 - 7/2/14

Type	Planning ID #	Project Name	Address	PZ Proposed Use	PZ # Of Lots	PZ D Units	PZ Lodge Units	ENGINEERS NAME/ APPLICANT	OWNERS NAME	Approval Date
SPM	PSP131100117	SAFE HARBOR ANIMAL HOSPITAL ADDITION	820 CREIGHTON ROAD	ADDITION	1	0	0	GREG CAMPBELL	NAT MCKERLEY AND GINA GORGEY	01/08/14
SPM	PSP131200122	FIRE CONTROL SYSTEMS	1420 W ROBERTS RD	WAREHOUSE	1	0	0	DAVID FITZPATRICK	FIRE CONTROL SYSTEMS	01/08/14
SP	PSP140100001	GENESIS OIL TRANSFER STATION BLDG ADDITION	850 HWY 97A	BLDG ADDITION	1	0	0	PAUL MCLEOD	GENESIS RAIL SYSTEMS, LLC	01/15/14
SPM	PSP140100002	SOUNDSIDE CENTER PARKING IMPROVEMENTS	5 VIA DE LUNA DR	PARKING LOT	2	0	0	MARK SINER	SURF & SAND DEVELOPMENT LLC	01/22/14
FP	PSD131200025	BETMARK CIRCLE (AKA BETMARK PLACE PHASE TWO)	10490 BETMARK RD	13 LOT SUBDIVISION	13	13	0	THOMAS G. HAMMOND, JR	DAVIS PROPERTIES AND BUILDERS	01/22/14
PPCP	PSD130800018	HUNTINGTON CREEK 1ST ADDITION	MOBILE HWY	36 LOT SD	36	36	0	JERRY W. McGUIRE	CLASSIC HOME BUILDERS	02/05/14
SP	psp131200127	ECUA-SANITATION DEPARTMENT SUPPORT BLDG	3050 GODWIN LANE	SUPPORT BLDG	1	0	0	KEVIN GIBSON	ECUA SANITATION DEPARTMENT	02/05/14
SPM	PSP140100006	BLUFF SPRINGS CAMPGROUND SIDEWALK	1300 LIAHONA TRAIL	SIDEWALK	1	0	0	MICHAEL HAILE	BLUFF SPRINGS CAMPGROUNDS INC	02/12/14
SP	PSP140100009	RESTAURANT TECHNOLOGIES INC	503 W BURGESS RD	WAREHOUSE	1	0	0	JASON REBOL	TERHAAR AND CRONLEY PROPERTY COMPANY	02/26/14
SP	PSP130500051	CHICK-FIL-A FSU#3072	510 N NAVY BLVD	RESTAURANT	1	0	0	BILL PFEFFER, P.E.	SOUTHGATE PLAZA 93 LTD	03/05/14
SPM	PSP140200014	PCC-CAMP O' THE PINES ENTRANCE WIDENING	10031 HWY 29 NORTH	ENTRANCE ROAD	2	0	0	KENNETH HORNE	PENSACOLA CHRISTIAN COLLEGE, INC	03/12/14
SP	PSP131100119	DYNAMIC ANALYSIS	10950 LILLIAN HIGHWAY	OFFICE BLDG	1	0	0	DAVID LAMAR	SAVERY MYLES	03/12/14
SP	PSP140200016	HARRINGTON COFFEE KIOSK	410 AIRPORT	COFFEE SHOP	1	0	0	DAVID FITZPATRICK	FOR PAN YAN MING TRUST	03/12/14
SP	PSP130700080	WALMART NEIGHBORHOOD MARKET #6531-00	9301 PINE FOREST ROAD	GROCERY STORE	2	0	0	HUNTER HYDE	RES/COM PROPERTIES I LLC &	03/19/14
LPU	PSD131000024	WALMART NEIGHBORHOOD MARKET #6531-00	9301 PINE FOREST ROAD	3 LOT SUBDIVISION	3	0	0	HUNTER HYDE	RES/COM PROPERTIES I LLC &	03/19/14
SP	PSP140300023	ECUA-WEST REGION OFFICE SITE PAVING	3040 GODWIN LANE	PAVING	1	0	0	KEVIN GIBSON	ECUA SANITATION DEPARTMENT	03/26/14
SPM	PSP140200021	BLOUNT STREET APARTMENTS	2903 W BLOUNT ST	APARTMENTS	1	25	0	KIFAYAT KHAN	AHMAD MIRAZ A	04/23/14
SP	PSP140300024	PARKER POOL WAREHOUSE	1820 CREIGHTON RD	WAREHOUSE	1	0	0	GARY BISHOP	CHAD PARKER POOLS	04/23/14
PP	PSD140100001	HOME DEPOT PARK REPLAT	5309 N DAVIS HWY	REPLAT	1	0	0	PATRICK SAUERLAND	THE HOME DEPOT USA INC	05/07/14
SP	PSP140100008	WEST MARINE DEVELOPMENT	5309 N DAVIS HWY	RETAIL	1	0	0	PATRICK SAUERLAND	THE HOME DEPOT USA INC	05/07/14
SP	PSP130800085	DOLLAR GENERAL-LILLIAN/BAUER	12325 LILLIAN HWY	RETAIL STORE	1	0	0	JENNIFER BELL	TERAMORE DEVELOPMENT LLC	05/07/14
LPU	PSD140400005	DOLLAR GENERAL-LILLIAN/BAUER	12325 LILLIAN HWY	RETAIL STORE	2	0	0	JENNIFER BELL	TERAMORE DEVELOPMENT LLC	05/07/14
SP	PSP140300022	JOHNSTON WAREHOUSE	1320 S HWY 29	WAREHOUSE	1	0	0	TOM HAMMOND	DENNIS JOHNSTON	05/07/14
SPM	PSP140400037	TALL OAKS RV PARK MODIFICATION	9301 PINE FOREST ROAD	ADDITION OF 78 RV STALLS	1	0	78	JENNIFER BELL	C HENRY PEARSON	05/14/14
SP	PSP140300026	PHOENIX 1 PHASE 2	7000 LAKE JOANNE DR	APARTMENTS	1	12	0	NICK KING	XINH PHAM	05/14/14
SP	PSP140200019	PENSACOLA BEACH ELEMENTARY SCHOOL BLDG	900 VIA DE LUNA	NEW BLDG	1	0	0	CHARLIE KRASNOSKY	PENSACOLA BEACH ELEMENTARY SCHOOL	05/21/14
SP	PSP140200020	BIEN DONG MARKET	3510 MOBILE HWY	RETAIL	1	0	0	TOM HAMMOND	NGUYEN QUOC VO &	05/21/14
LPU	PSD140500007	WEBER LPU	10232 CHEMSTRAND RD	SPLIT LOT	2	2	0	DAVID WEBER	DAVID WEBER	05/21/14
LPU	PSD130600012	NOWAK DAIRY RD. & HWY. 97- lpu	2842 Nowak Dairy Rd.	UNPLATTED SD	1	4	0	SEAN & ELIZABETH VINAJA		05/28/14
SPM	PSP140400033	RON LITTLE MARTIAL ARTS	9255 N PALAFOX ST	EQUIPMENT STORAGE	1	0	0	ANDREW BLANTON	RON LITTLE MARTIAL ARTS INC	05/28/14
SP	PSP140400042	ASHTON BROSNAHAM PARK	10370 ASHTON BROSNAHAM DR	PARK IMPROVEMENTS	1	0	0	ERICA FLOYD	ESCAMBIA COUNTY	06/04/14
SP	PSP140100010	SCENIC HILL CHURCH OF CHRIST ADDITION	1295 E NINE MILE RD	ADDITION AND RENOVATIONS	1	0	0	PATRICK JEHEL	SCENIC HILLS CHURCH OF CHRIST	06/04/14
SP	PSP140500046	SHORTLEAF BORROW PIT PHASE II	6841 KEMP RD	BORROW PIT EXPANSION	2	0	0	HEATH JENKINS	SUTTON PROPERTIES, LLC	06/04/14
SP	PSP140600053	REGENCY PARK	8245 FATHOM RD	SITE IMPROVEMENTS	2	0	0	KEVIN GIBSON	ESCAMBIA COUNTY	06/25/14



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Fire Control Systems
Location: 1420 West Roberts Road
Development Review #: PSP131200122
Property Reference #: 20-1N-30-3301-003-002

Future Land Use: MU-S
Zoning District: VM-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 1,350 sq ft warehouse building addition on an 0.33-acre parcel. The existing gravel driveway on West Roberts Road will be removed. Access will be utilized from Tuttle Road.

Total Parking Spaces: Existing
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Fire Control Systems**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department 1-8-14
Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Safe Harbor Animal Hospital Addition
Location: 820 Creighton Road
Development Review #: PSP131100117
Property Reference #s: 30-1S-30-2901-000-018

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: AE
Airport/CRA: NA

PROJECT DESCRIPTION

Construction of a new 79.8 sqft cover porch, a 112.89 sqft operating room, a 112.41 sqft covered concrete kennel and 70.50 sqft of new wood decking. Variance case V-2013-01 was approved by the Board of Adjustments (BOA) to reduce side setback by 5.51 feet resulting in a 4.49 foot side setback for construction within an existing parking development on April 17, 2013.

Total Parking Spaces: 11
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: ECUA
Mitigation Trees: None

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity

prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Safe Harbor Animal Hospital Addition, 820 Creighton Road**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

1-8-2014
Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Genesis Oil Transfer Station Bldg Addition
Location: 850 Hwy 97-A
Development Review #: PSP140100001
Property Reference #: 11-4N-33-4100-000-000

Future Land Use: I
Zoning District: ID-2
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Further development of a crude oil transfer station on an 14.9-acre parcel. Construction consists of adding a 2048 sq ft addition on an existing administrative building.

Parking Spaces: Existing
Potable Water: Walnut Hill Water
Protected Trees to be removed: None

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Septic
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS


1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Genesis Oil Transfer Station Building Addition**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.


Director, Development Services Department Jan. 15, 2014
Date



**DEVELOPMENT REVIEW COMMITTEE
FINAL PLAT RECOMMENDATION TO THE BCC**

Project: Betmark Place Phase II
Property Reference #: 22-1N-30-3403-000-001

Location: 10490 Betmark Road
Development Review #: PSD131200025


Project Description

Subdivision of an 2.76-acre parcel into 13 single-family residential lots along a paved public street in substantial conformance with the approved preliminary plat, and construction plan.

Development Review Committee (DRC) Recommendation

Having completed development review of the final plat application referenced herein in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final plat recommendation to the County Engineer:

☒ Approval ☐ Denial



Director, Development Services Department

 1-22-14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Soundside Center Parking Improvements
Location: 5 Via De Luna
Development Review #: PSP140100002
Property Reference #s: 28-2S-26-1130-000-001
28-2S-26-1180-000-003

Future Land Use: MUPB
Zoning District: CH-PB
Flood Zone: AE/VE
Airport/CRA: N/A

PROJECT DESCRIPTION

This construction is to provide additional asphalt parking at an existing retail and restaurant center. Required stormwater retention, landscaping and access will be utilized from past development.

Parking Spaces: 53
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan

fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Soundside Center Parking Improvements**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department Date 1-22-14



THE COUNTY of ESCAMBIA
Pensacola, Florida

**PRELIMINARY PLAT & CONSTRUCTION PLAN
DEVELOPMENT ORDER
with Concurrency Certification**

Project: Huntington Creek, 1st Addition
Location: Mobile Hwy
Development Review #: PSD130800018
Property Reference #: 17-1S-31-2101-003-001

Future Land Use: MU-S
Zoning District: R-2/R-6
Flood Zone: X

PROJECT DESCRIPTION

Multi-phase subdivision of a 18.21-acre site for 36 single-family residential lots along paved private streets with curb and gutter. Potable water and sanitary sewer will be provided through connections to ECUA.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of two years from the date of approval. Approval and concurrency shall automatically expire and become null and void if a final plat for the subdivision has not been submitted to the County within the two years. If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. Should the applicant choose to proceed with subdivision of the project site, a new preliminary plat / construction plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize all site development to commence. Provided that all required permits have been obtained, roadway, drainage, and utility construction as described on the approved construction plan may commence under the conditions of this Development Order. All required runoff and sedimentation controls must be provided on site. Work initiated without proper permits will be subject to code enforcement penalties.
3. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
4. This Development Order and plan approval is for permissive use only and does not

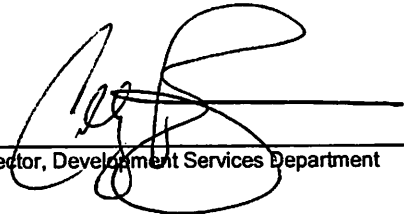
convey any property rights, either in real estate or material, or any exclusive privilege. Further, it does not authorize any injury to private property, invasion of private rights, or any infringement of Federal, State or local laws or regulations.

5. Prior to beginning construction, 24-hour notice to the County is required to arrange an on-site pre-construction meeting with the assigned inspector (contact Maurice Mortara at 595-3475). The representative for the development must bring a copy of the approved plans to the meeting and be prepared to exchange contact information at that time.
6. A copy of this Development Order and the approved plans must be maintained and readily available on site once any clearing or grading has begun.
7. All specifications and requirements, expressed or implied by note or drawing, in the preliminary plat and construction plan approved with this Development Order must be fulfilled.
8. All subdivision utility work not included on the referenced approved construction plan requires separate detailed utility layout drawings (utility addendums) from all applicable utility providers to be submitted by the engineer of record to the Development Services Bureau prior to roadway construction. Code enforcement procedures may be initiated and penalty fines may be assessed if roadway construction begins before utility addendums are submitted and deemed acceptable by the Development Services Bureau. The Developer is ultimately responsible for all utility crossings. Common trench utility installation is required, unless the developer provides reasonable written justification to otherwise utilize utility conduit for road crossings.
9. Compliance with LDC Section 4.03.02-C, all construction related to the project shall be complete prior to the final inspection request. Once punch list items are addressed, the DRC can make recommendation for BCC approval through the Final Plat process. Inspection of Improvements ("As-Built" final construction drawings signed, sealed and dated by a Florida P.E.), is required prior to sign-off or acceptance of improvements for this subdivision.
10. In accordance with the LDC Section 4.02.07.C.5, the final plat shall conform substantially to the approved preliminary plat. In the event the applicant is aware changes will be made, the applicant must inform the Development Review Committee (DRC) of any proposed revisions to the approved plans prior to submitting the final plat for review. Notification must include a written narrative and plans explaining the changes. If the final plat does not conform substantially to the approved preliminary plat, Escambia County may, at the discretion of the DRC, require a re-submittal of the preliminary plat previously approved and impose additional requirements and/or conditions.
11. A valid Escambia County Building Permit must be obtained prior to commencement of any building construction.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Huntington Creek, 1st Addition** preliminary plat and construction plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ **Approve** The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ **Deny** The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

2.5.14

Date



Board of County Commissioners • Escambia County, Florida

Michael D. Weaver, Director
Public Safety Department

February 5, 2014

Horace Jones, Interim Department Director
Escambia County Development Services Department
3363 West Park Place
Pensacola, FL 32505

Mr. Jones:

This letter is in reference to the Final DRC Application for Huntington Creek 1st Addition, Mobile Highway (PSD130800018). Escambia County Fire-Rescue has been working diligently through the DRC process to ensure that we will be providing the highest level of public safety to the future residents of the Huntington Creek Subdivision. We are going to accept the plans that were submitted for the DRC review. The 'No Parking' sign shown on the drawings will be adequate (see Sheets 4 and 21 (R8-2) of the Huntington Creek 1st Addition drawings). I am asking that the Home Owners Association continually emphasize the restrictions on parking as included in the Declaration of Restrictions and Covenants for the Huntington Creek, Section 12.28 Parking. This should ensure access by safety vehicles into the subdivision when required.

Please contact me with any questions or concerns at (850) 595-1814.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Quinn", is written over the word "Sincerely,".

Joseph E. Quinn
Fire Marshal
Escambia County Fire-Rescue

Cc: Gerald W. McGuire, P.E.



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: ECUA Sanitation Department Support Building
Location: 3050 Godwin Lane
Development Review #: PSP131200127
Property Reference #: 25-1S-31-4303-002-002

Future Land Use: C-1
Zoning District: MU-U
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 4,250 sq ft building to include concrete sidewalks and asphalt pavement on an 3.76-acre parcel. The existing retention system will be utilized to accommodate the increased impervious area.

Total Parking Spaces: Existing
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: Existing
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS


1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **ECUA Sanitation Department Support Building**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ **Approve** The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ **Deny** The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

2.5.14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Bluff Springs Campground
Location: 1300 Liahona Trail
Development Review #: PSP140100006
Property Reference #: 21-5N-31-1000-000-000

Future Land Use: AG
Zoning District: VAG-1
Flood Zone: X

PROJECT DESCRIPTION

Construct new sidewalks and restore worn down sidewalks to comply with the present ADA accessibility code, on an 535-acre parcel. Existing access will be utilized.

Total Parking Spaces: Existing
Potable Water: Well
Protected Trees to be removed: N/A

Handicap Parking Spaces: Existing
Sanitary Sewer/Septic: Septic
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS


1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Bluff Springs Campground**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Restaurant Technologies, Inc.
Location: 503 W Burgess Road
Development Review #: PSP140200009
Property Reference #s: 27-1S-30-3101-003-009

Future Land Use: C
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

This proposed development is for the construction of a 15,625 sq ft restaurant supply facility on an 11.15-acre parcel. An on-site retention system is in place to accommodate site impervious cover. Access will be utilized from an existing driveway on Burgess Road.

Parking Spaces: 21
Potable Water: ECUA
Protected Trees to be removed: 0

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 0

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with


erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Restaurant Technologies, Inc.**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Chick-Fil-A FSU #3072
Location: 400 N Navy Blvd
Development Review #: PSP130500051
Property Reference #: 50-2S-30-1000-002-001

Future Land Use: C
Zoning District: C-1
Flood Zone: X
Warrington Overlay

PROJECT DESCRIPTION

This proposed development is for the demolition of an existing retail store and the construction of a 4,477 sq ft restaurant facility with drive thru on an 1.01-acre parcel. An inlet piping system is in place to accommodate site runoff. Access will be utilized from an existing driveway on Navy Blvd.

Parking Spaces: 61
Potable Water: Peoples Water
Protected Trees to be removed: 0

Handicap Parking Spaces: 3
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 0

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with

erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Chick-Fil-A FSU #3072**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ **Approve** The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ **Deny** The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

March 5, 2014

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Dynamic Analysis
Location: 10950 Lillian Hwy
Development Review #: PSP131100119
Property Reference #: 16-2S-31-4001-003-002

Future Land Use: MU-S
Zoning District: R-6
Flood Zone: X

PROJECT DESCRIPTION

To construct a 2,708 sqft, Professional Office Building on a 1.88-acre parcel. Access will be utilized from Lillian Highway. Appropriate landscaping and buffer will be utilized.

Total Parking Spaces: 6
Potable Water: ECUA
Protected Trees to be removed: 19

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: 4

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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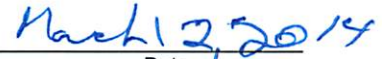
Development Review Committee (DRC) Final Determination

Having completed development review of the **Dynamic Analysis, 10950 Lillian Hwy**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Harrington Coffee Kiosk
Location: 410 Airport Boulevard
Development Review #: PSP140200016
Property Reference #: 35-1S-30-7211-000-000

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 162 sq ft building to include 5,070 sq ft of pavement on an 1.58-acre parcel. The existing retention pond will be utilized to accommodate the increased impervious cover on the site. Access will be utilized from Airport Boulevard.

Total Parking Spaces: Three
Potable Water: ECUA
Protected Trees to be removed: One

Handicap Parking Spaces: One
Sanitary Sewer/Septic: ECUA
Mitigation Trees: Ten

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Harrington Coffee Kiosk**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.


Director, Development Services Department


Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: PCC-Camp O'The Pines Entrance Widening
Location: 10031 North Highway 29
Development Review #: PSP140200014
Property Reference #: 02-3N-31-1000-010-001

Future Land Use: AG
Zoning District: VAG-1
Flood Zone: X

PROJECT DESCRIPTION

Change the ingrees and egress on an existing driveway to lessen in degree traffic that moves very slowly on an 57.72 acre parcel. Access will be utilized from Highway 29.

Total Parking Spaces: N/A
Potable Water: N/A
Protected Trees to be removed: N/A

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: N/A
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS


1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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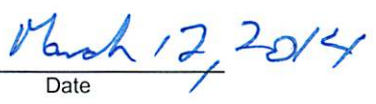
Development Review Committee (DRC) Final Determination

Having completed development review of the **PCC-Camp O'The Pines Entrance Widening**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Walmart Neighborhood Market #6531
Location: 9301 Pine Forest Rd
Development Review #: PSP130700080
Property Reference #s: 11-1S-31-1102-000-001
11-1S-31-1105-000-000

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

Development of a 45,000 sqft retail shopping center on a 7.11-acre site. Site improvements will include constructing walkways, parking lot configuration, utility installation, landscaping, frontage trees and construction of a retention pond to accommodate the increased impervious cover.

Parking Spaces: 164
Potable Water: ECUA
Protected Trees to be removed: 79

Handicap Parking Spaces: 6
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 71

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with

erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Walmart Neighborhood Market #6531-00**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

3-19-14

Date



THE COUNTY OF ESCAMBIA

PENSACOLA, FLORIDA

UNRECORDED PLAT DEVELOPMENT ORDER

Project: Walmart Neighborhood Market S/D
Location: 9301 Pine Forest Rd
Development Review #: PSD131000024
Property Reference #s: 11-1S-31-1102-000-001
11-1S-31-1105-000-000

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

Division of a 29.84-acre parcel to create four commercial lots along an existing paved public street, Pine Forest Road and Nine Mile Road. Each lot being 2.15-acres, 7.08-acres, 13.50-acres, and 7.11-acres each. Potable water and sanitary sewer is provided through connections to ECUA systems.

STANDARD PROJECT CONDITIONS

1. This Development Order shall be effective for a period of 24 months from the date of issuance. Plat approval shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective period. If the Development Order expires or is revoked and the applicant chooses to proceed with subdivision of the project site, a new subdivision plat application must be submitted for review and approval subject to Code provisions at the time of the new application.
2. This Development Order does not certify concurrency for development of the individual parcels of the subdivision or authorize site development to commence within the subdivision. Site development on an individual parcel of the subdivision requires separate site plan review and approval through the DRC process, and further subdivision of an individual parcel requires separate plat review and approval. Additionally, a valid Escambia County Building Permit must be obtained prior to any building construction.
3. All specifications and requirements, expressed or implied by note or drawing, in the plat approved with this Development Order must be fulfilled.
4. Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order and prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision.
5. No development activities may commence in areas regulated by state or federal

agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.

6. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 7. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Plan modifications made without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Walmart Neighborhood Market #6531-00 S/D** unrecorded plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

3-19-14
Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: ECUA West Region Office Site Paving
Location: 3040 Godwin Lane
Development Review #: PSP140300023
Property Reference #: 25-1S-31-4303-000-001

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Additional pavement of 27,225 sq ft of asphalt on an 6.46-acre parcel at the sanitation department facility. The existing pond will accommodate the increased impervious area on the site. Existing access will be utilized.

Total Parking Spaces: Existing
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: Existing
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **ECUA West Region Office Site Paving**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Blount Street Apartments
Location: 2903 Blount Street
Development Review #: PSP140200021
Property Reference #: 33-2S-30-1000-001-017

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 13,996 sq ft 25 unit apartment building on an 1-acre parcel. Access will be utilized from Blount Street. Trees, buffering for adjoining uses, and other required vegetation will be provided within site landscape areas. An on-site retention system will be constructed to cover the increased site impervious cover.

Total Parking Spaces: 32
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 4
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the, **Blount Street Apartments**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

4-23-14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Parker Pools Warehouse
Location: 1820 Creighton Road
Development Review #: PSP140300024
Property Reference #: 31-1S-30-1901-320-002

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 2,400 sq ft building to include warehouse space and retail space on an 1-acre parcel. Access will be utilized from a driveway on Creighton Road. Trees, buffering for adjoining uses, and other required vegetation will be provided within site landscape areas. An on-site retention system will be constructed to cover the increased site impervious cover.

Total Parking Spaces: 9
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Parker Pools Warehouse
Location: 1820 Creighton Road
Development Review #: PSP140300024
Property Reference #: 31-1S-30-1901-320-002

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 2,400 sq ft building to include warehouse space and retail space on an 1-acre parcel. Access will be utilized from a driveway on Creighton Road. Trees, buffering for adjoining uses, and other required vegetation will be provided within site landscape areas. An on-site retention system will be constructed to cover the increased site impervious cover.

Total Parking Spaces: 9
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the, **Parker Pools Warehouse**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ **Approve** The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ **Deny** The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

4-23-17

Date



PRELIMINARY PLAT DEVELOPMENT ORDER with Concurrency Certification

Project: Home Depot Park Subdivision
Location: 5309 N. Davis
Development Review #: PSD140100001
Property Reference #: 48-1S-30-2115-000-001
48-1S-30-2115-000-002

Future Land Use: MU-U
Zoning District: C-1/C-2
Flood Zone: X

Project Description

A portion of the Home Depot Park Subdivision consisting of 6.84-acre is subdivided into three (3) smaller commercial parcels. Stormwater pond will be 1.07 acre parcel, West Marine is a 1.85 acre parcel and the third outparcel is 3.92 acres. Potable water and sanitary sewer will be provided through connections to ECUA.

This project is a revised design of a previously approved preliminary plat (PSD101100012). **This county approval voids the affected portion of the Development Order for Home Depot Park Subdivision approved 12-15-10, and replaces only the affected portion mentioned above to the preliminary plat, its specifications, and requirements.**

STANDARD PROJECT CONDITIONS


1. This Development Order with concurrency certification shall be effective for a period of 48 months from the date of approval. However, preliminary plat approval and concurrency shall automatically expire and become null and void if subdivision infrastructure construction plans, as applicable, have not been submitted to the County within 24 months of the date of issuance. If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with subdivision of the project site, a new preliminary plat application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. Within two years of the date of subdivision construction plan approval, or within two years of preliminary plat approval if there is no construction plan, an application for final plat approval shall be filed with the county.
3. This Development Order alone does not authorize all site development to commence. Upon approval of the preliminary plat, the developer may clear the proposed rights-of-way provided that all county, state, and/or federal permits governing the clearing activities and right-of-way locations have been obtained.

4. All specifications and requirements, expressed or implied by note or drawing, in the preliminary plat approved with this Development Order must be fulfilled.
5. A detailed stormwater management plan and construction plan, as applicable, must be approved by the County prior to final drainage concurrency approval and commencement of roadway, drainage, and utility construction.
6. A copy of this Development Order and the approved preliminary plat must be maintained and readily available on site once any clearing or grading has begun. The approved subdivision construction plans must also be on site once any construction has begun.
7. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
8. In accordance with the Land Development Code, Section 4.02.07.C.5, the final plat shall conform substantially to the approved preliminary plat. In the event the applicant is aware changes will be made, the applicant must inform the Development Review Committee (DRC) member departments of any proposed revisions to the approved preliminary plat prior to submitting the final plat for review. Notification must include a written narrative and plans explaining the changes. If the final plat does not conform substantially to the approved preliminary plat, Escambia County may, at the discretion of the DRC, require a re-submittal of the preliminary plat previously approved and impose additional requirements and/or conditions.
9. A valid Escambia County Building Permit must be obtained prior to commencement of any building construction.

Development Review Committee (DRC) Final Determination

Having completed development review of the revised **Home Depot Park Subdivision** preliminary plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Planning and Engineering Department

5.7.14

Date



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

UNRECORDED PLAT DEVELOPMENT ORDER

Project: Dollar General-Lillian
Location: 12325 Lillian Hwy
Property Reference #: 26-2S-31-1000-003-001
Development Review #: PSD140400005

Future Land Use: C
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

Division of a 7.48-acre parcel to create a 1.76-acre commercial lot along an existing paved public street, Lillian Highway. This is the third division of the original lot of record, 26-2S-31-1000-003-001. Potable water and sanitary sewer will be provided through connections to ECUA systems.

STANDARD PROJECT CONDITIONS

1. This Development Order shall be effective for a period of 24 months from the date of issuance. Plat approval shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective period. If the Development Order expires or is revoked and the applicant chooses to proceed with subdivision of the project site, a new subdivision plat application must be submitted for review and approval subject to Code provisions at the time of the new application.
2. This Development Order does not certify concurrency for development of the individual parcels of the subdivision or authorize site development to commence within the subdivision. Site development on an individual parcel of the subdivision requires separate site plan review and approval through the DRC process, and further subdivision of an individual parcel requires separate plat review and approval. Additionally, a valid Escambia County Building Permit must be obtained prior to any building construction.
3. All specifications and requirements, expressed or implied by note or drawing, in the plat approved with this Development Order must be fulfilled.
4. Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order and prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision.
5. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.


6. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 7. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Plan modifications made without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Dollar General-Lillian** unrecorded plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.

☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5.7.14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Dollar General-Lillian Hwy
Location: 12335 Lillian Hwy
Development Review #: PSP130800085
Property Reference #s: 26-2S-31-1000-003-001

Future Land Use: C
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

This proposed development is for the construction of a 9,100 sq-ft discount retail store, drive aisles and landscaping on an 1.76-acre parcel. On-site retention will be constructed to accommodate site impervious cover.

Parking Spaces: 34
Potable Water: ECUA
Protected Trees to be removed: 7

Handicap Parking Spaces: 2
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 15

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with

erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Dollar General-Lillian Highway**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5.7.14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Johnston Warehouse
Location: 1300 Highway 29 S
Development Review #: PSP140300022
Property Reference #: 14-1N-31-6000-003-002

Future Land Use: C
Zoning District: GBD
Flood Zone: X
Airport/CRA: N/A

PROJECT DESCRIPTION

Development of a 8,000 sf warehouse on an 2.47-acre parcel. Site improvements will include a proposed driveway, paved parking spaces, utility installation, landscaping, and a on-site retention system to accommodate the increased impervious cover.

Parking Spaces: 20
Potable Water: Gonzales Water
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan

fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.


Development Review Committee (DRC) Final Determination

Having completed development review of the **Johnston Warehouse**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: West Marine Development
Location: 5309 N Davis Hwy
Development Review #: PSP140100008
Property Reference #: 48-1S-30-2115-000-002

Future Land Use: MU-U
Zoning District: C-1 & C-2
Flood Zone: X

PROJECT DESCRIPTION

To construct a 20,000 sqft, West Marine shopping building on a 1.85-acre parcel, pending approval of Home Depot Park Replat PSD140100001. Access will be utilized from Brent Lane. Appropriate landscaping and buffer will be utilized.

Total Parking Spaces: 90
Potable Water: ECUA
Protected Trees to be removed: 19

Handicap Parking Spaces: 4
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 31

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site

development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **West Marine Development, 5309 N Davis Hwy,** site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5-7-14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Phoenix 1, Phase 2 Apartments
Location: 7071 Lake Joanne Drive
Development Review #: PSP140300026
Property Reference #: 20-2S-31-4110-080-006

Future Land Use: MU-U
Zoning District: R-4
Flood Zone: X
AIPD-2

PROJECT DESCRIPTION

Construction of a 12-unit two-story three building apartment complex on an 0.72-acre parcel. Access will be utilized from Lake Joanne Drive. A new retention pond will be constructed to accommodate the increased impervious cover.

Total Parking Spaces: Eighteen
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: One
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.


4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

SPECIAL PROJECT CONDITION

Development Review Committee (DRC) Final Determination

Having completed development review of the **Phoenix 1, Phase 2 Apartments**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5.14.14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Tall Oaks RV Park Modification
Location: 9301 Pine Forest
Development Review #: PSP140400037
Property Reference #s: 11-1S-31-1102-000-001

Future Land Use: MU-U
Zoning District: C-2
Flood Zone: X

PROJECT DESCRIPTION

This proposed modification is for reducing an existing 14.94-acre parcel RV park to 7.19-acre and decrease the number of parking stalls from 78 to 25. This is the result of the property being subdivided and a portion of the property being redeveloped as a Wal-Mart store. The storm water management system will also be reduced as a result of the scope of work. Access will be utilized from a proposed driveway on Pine Forest Road.

Parking Spaces: 25
Potable Water: ECUA
Protected Trees to be removed: 0

Handicap Parking Spaces: N/A
Sanitary Sewer/Septic: Sewer
Mitigation Trees: 0

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate

Parking Lot Permit, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Tall Oaks RV Park Modification**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5.14.14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Bien Dong Oriental Market
Location: 3510 Mobile Hwy
Development Review #: PSP140200020
Property Reference #: 33-2S-30-3008-000-000

Future Land Use: MU-U
Zoning District: C-1
Flood Zone: X

PROJECT DESCRIPTION

To expand an existing 4,900 sqft, retail commercial building by adding a 3,000 sqft, retail addition and adding a 3,000 sqft, warehouse addition to a 0.96 acre site. Access will be utilized from Mobile Highway and Gonzalez Street. Appropriate landscaping and buffer will be utilized.

Total Parking Spaces: 24
Potable Water: ECUA
Protected Trees to be removed: 0

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Septic
Mitigation Trees: 0

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site


development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Bien Dong Oriental Market, 3510 Mobile Hwy**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5-21-14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Pensacola Beach Elem School Classrooms
Location: 900 Via De Luna Dr
Development Review #: PSP140200019
Property Reference #: 28-2S-26-2150-003-056

Future Land Use: MUPB
Zoning District: G/C-PB
Flood Zone: AE-11
Airport/CRA: N/A

PROJECT DESCRIPTION

Further development of an elementary school on an 5.19-acre parcel. Construction consists of adding a 2268 sq ft addition for two class rooms and associated wooden walks, stairs and ramps.

Parking Spaces: Exists
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: Exists
Sanitary Sewer/Septic: Sewer
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan


fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Pensacola Beach Elementary School Classrooms Building Addition**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

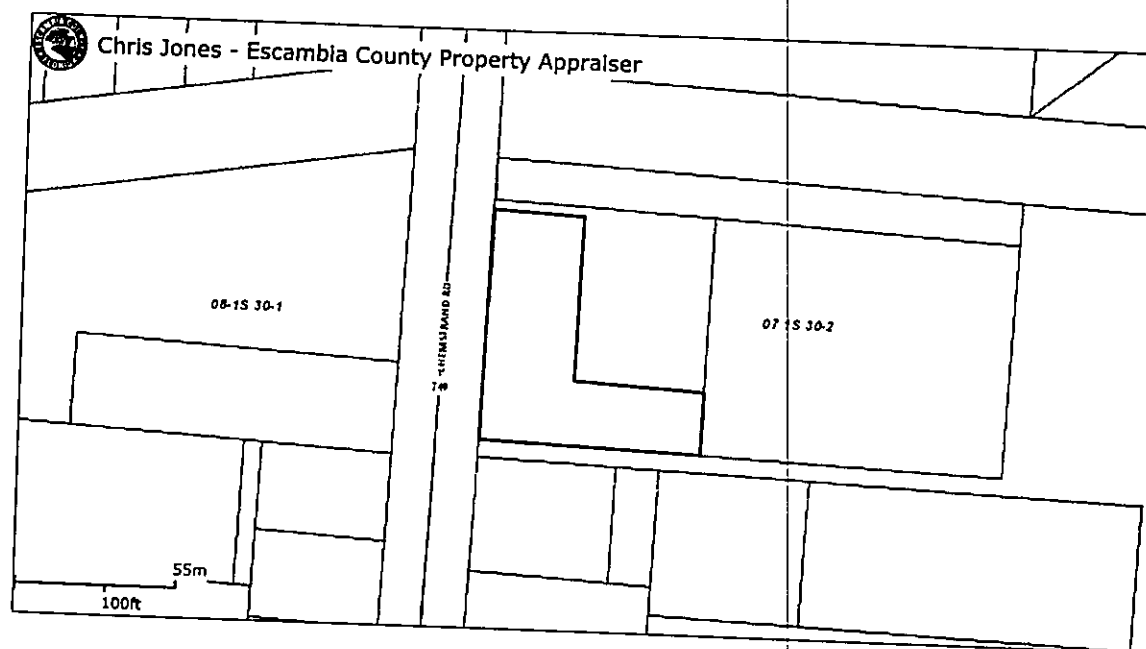
- ☒ **Approve** The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ **Deny** The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5.27.14

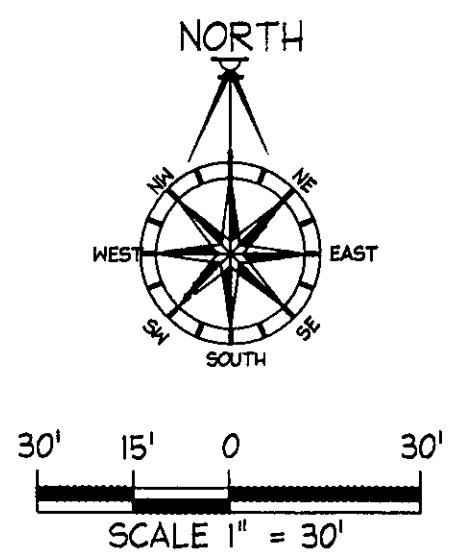
Date



Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: *5-21-14*
 Development Services Director or Designee: *[Signature]*

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.



Floodplain Management Reviewer: Juan Lemos @ 850-595-3467
 Juan.Lemos@co.escambia.fl.us

- Insert the following statement in your plans:
 "The subject property as shown hereon is located in **flood zone X**, (Minimal risk areas outside the 1-percent and 2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones), as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel number 12033C0295G, map revision dated September 29, 2006."
- ~~Provide the following note on the completed subdivision drawing:~~ "If additional impervious area (buildings, walks, driveways, etc) proposed to each lot is greater than 1,500 sf, a stormwater management plan, prepared by a professional engineer, registered in the State of Florida, and a lot grading plan shall be required."

SURVEYOR'S NOTES:

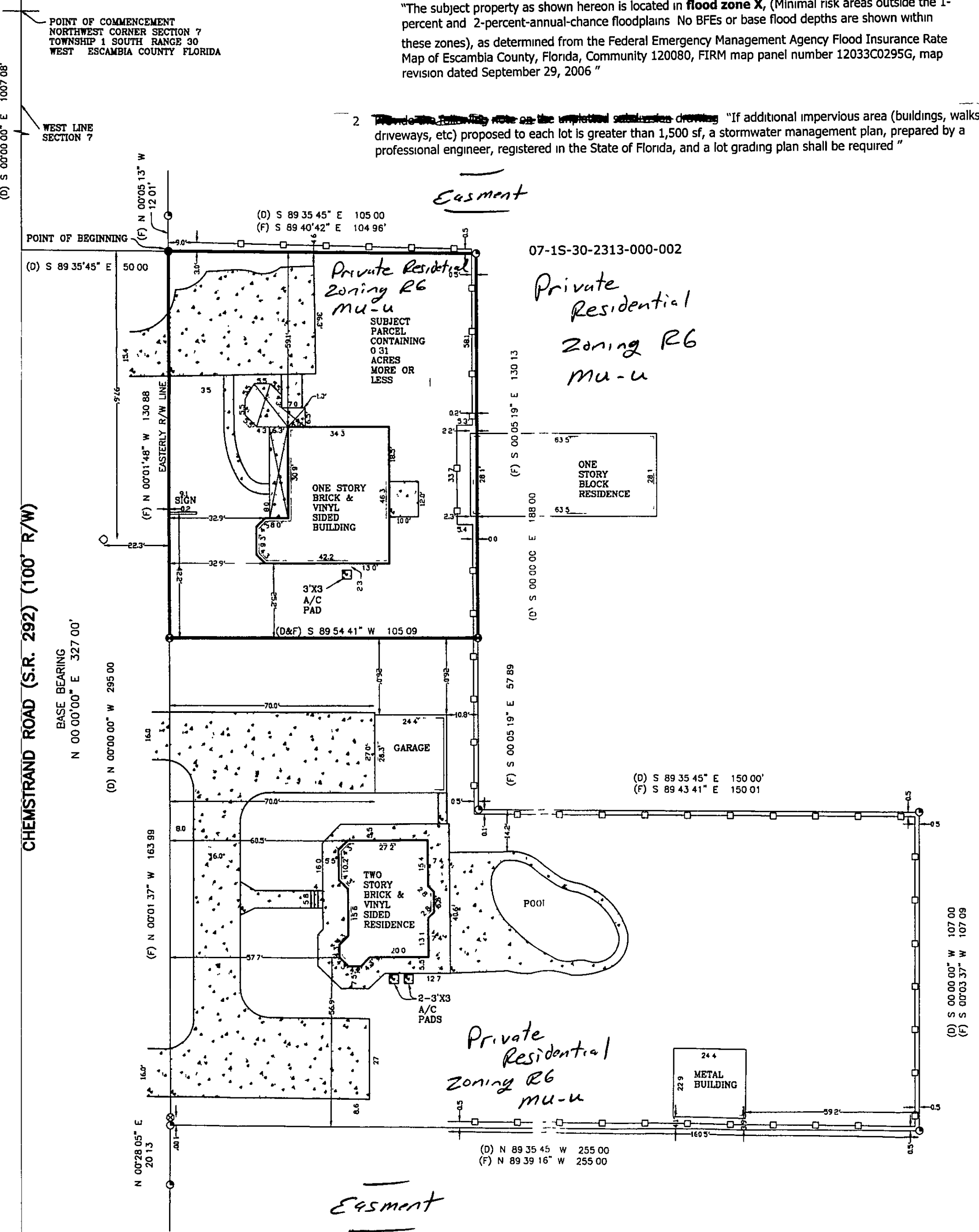
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
- NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- BASIS OF BEARING: SOUTH 00°00'00" WEST FOR THE EASTERLY RIGHT OF WAY LINE OF CHEMSTRAND ROAD PER DEED.
- REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION.
- ENCROACHMENTS ARE AS SHOWN.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:

ZONE: "X"
 ELEVATION: N/A
 PANEL NUMBER: 12033C 0295 G
 AS DATED: 09/29/06
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM SURVEYING, INC., IS L.B. 7107

DESCRIPTION
 COMMENCING AT THE NORTHWEST CORNER SECTION 7 TOWNSHIP 1 SOUTH RANGE 30 WEST ESCAMBIA COUNTY, FLORIDA
 THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 1007.08 FEET,
 THENCE GO SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHEMSTRAND ROAD ALSO KNOWN AS S R 292 (100' R/W) POINT ALSO BEING THE POINT OF BEGINNING,
 THENCE GO SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST A DISTANCE OF 105.00 FEET,
 THENCE GO SOUTH 00 DEGREES 05 MINUTES 19 SECONDS EAST A DISTANCE OF 130.13 FEET,
 THENCE GO SOUTH 89 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 105.09 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF CHEMSTRAND ROAD (100' R/W),
 THENCE GO NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 130.88 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL LYING AND BEING IN SECTION 7 TOWNSHIP 1 SOUTH, RANGE 30 WEST ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.31 ACRES MORE OR LESS.

R-6 Setbacks
 20' Front
 15' Rear
 Side - 10% of Lot width
 not to exceed 15'

Future Land Use (FLU)
 MU-U



- LEGEND**
- - SET 1/2" CAPPED IRON ROD #7107
 - - FOUND 1/2" CAPPED IRON ROD (ILLEGIBLE)
 - - FOUND 1/2" CAPPED IRON ROD #4655
 - - FOUND 1/2" CAPPED IRON ROD #6164
 - (D) - DEED
 - (F) - FIELD
 - R/W - RIGHT-OF-WAY
 - - FIRE HYDRANT
 - - 6" WOOD FENCE
 - - CONCRETE

07-15-30-2313-000-003
Private Residential
Zoning R6
MU-U

ADDRESS: 10230 CHEMSTRAND ROAD
 REQUESTED BY: DAVID WEBER
 TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS
 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY
 SCALE: 1"=30'
 DATE: 08/18/11
 FIELD BOOK: 550
 PAGE: 48, 444-48
 CUB: C.J./J.V./L.C.
 FIELD DATE: 08/11/11
 DRAWN BY: REM
 CHECKED BY:
 NO. DATE REVISIONS APPROVED BY

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 63-17.000, 63-17.002 AND 63-17.003, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

Kenneth J. Kone, P.S. #4655
 CORPORATE NO. 16 007071
 STATE OF FLORIDA

KJM Surveying, Inc.
 Kenneth J. Kone
 Professional Surveyor and Mapper
 2828 Vernon Court
 Gulf Breeze, FL 32561
 850-436-2252 Fax 850-436-1307

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWING NUMBER: 99-7509A



UNRECORDED PLAT DEVELOPMENT ORDER

Project: Nowak Dairy Road & Hwy 97
Location: 2842 Nowak Dairy Road
Development Review #: PSD130600012
Property Reference #: 36-1N-31-2000-000-000

Future Land Use: MU-S
Zoning District: VR-1
Flood Zone: X

PROJECT DESCRIPTION

Division of a 12.31-acre parcel site for a three lot subdivision with 4 acre minimum lots. Site access will be utilized from Nowak Dairy Road and Highway 97. Potable water provided by Farm Hill Utilities and each lot will have a septic tank.

STANDARD PROJECT CONDITIONS

1. This Development Order shall be effective for a period of 24 months from the date of issuance. Plat approval shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective period. If the Development Order expires or is revoked and the applicant chooses to proceed with subdivision of the project site, a new subdivision plat application must be submitted for review and approval subject to Code provisions at the time of the new application.
2. This Development Order does not certify concurrency for development of the individual parcels of the subdivision or authorize site development to commence within the subdivision. Site development on an individual parcel of the subdivision requires separate site plan review and approval through the DRC process, and further subdivision of an individual parcel requires separate plat review and approval. Additionally, a valid Escambia County Building Permit must be obtained prior to any building construction.
3. All specifications and requirements expressed or implied by note or drawing, in the plat approved with this Development Order must be fulfilled.
4. Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order and prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision.
5. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.

6. Proof of application from ECUA for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 7. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC). Approval of such modifications shall be requested in writing and obtained prior to initiating any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Plan modifications made without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
-

Development Review Committee (DRC) Final Determination

Having completed development review of **Nowak Dairy Road & Hwy 97, at 2842 Nowak Dairy Road**, unrecorded plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5-28-14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Ron Little Martial Arts
Location: 9255 North Palafox Street
Development Review: PSP140400033
Property Reference #s: 11-1S-30-1101-009-340

Future Land Use: C
Zoning District: C-2
Flood Zone: X
Airport/CRA: NA

PROJECT DESCRIPTION

Construction of a new 896 sqft storage building for the existing Karate studio on an 0.71 acre parcel. Access will be utilized from North Palafox Street.

Total Parking Spaces: 6
Potable Water: ECUA
Protected Trees to be removed: None

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: Sewer
Mitigation Trees: None

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with

erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Ron Little Martial Arts, 9255 North Palafox Street**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- ☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

5.28.14

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Ashton Brosnahan Park-Site Improvements
Location: 10370 Ashton Brosnahan Road
Development Review #: PSP140400042
Property Reference #: 22-1N-30-1301-000-001

Future Land Use: REC
Zoning District: S-1
Flood Zone: X

PROJECT DESCRIPTION

Construction of two soccer fields; 13,000 sq ft asphalt hockey/skate pad; two pedestrian walkovers; update cross drain system; and a asphalt parking lot on an 101-acre parcel. Existing retention pond will accommodate the increased impervious area. Existing access will be utilized.

Total Parking Spaces: 152
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: Existing
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

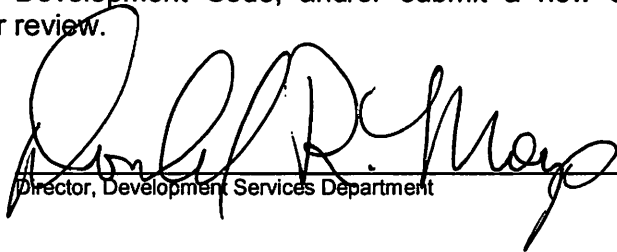
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Ashton Brosnahan Park-Site Improvements**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.

☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department

6-4-2014

Date



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Scenic Hills Church of Christ Addition
Location: 1295 E. Nine Mile Road
Development Review #: PSP140100010
Property Reference #: 13-1S-30-2104-000-002

Future Land Use: MU-U
Zoning District: C-1 & R-5
Flood Zone: X

PROJECT DESCRIPTION

Construction of a 2,375 sq ft building, parking and sidewalks on an 5.72-acre parcel. A new retention pond will be constructed to accommodate the increased impervious area. Existing access will be utilized.

Total Parking Spaces: 25
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: 3
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.

4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination

Having completed development review of the **Scenic Hills Church of Christ Addition**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.

☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department Date 6-4-2014



**SITE PLAN
RESOURCE EXTRACTION DEVELOPMENT ORDER
with Concurrency Certification**

“Borrow Pits and Reclamation Activities”

Project: Shortleaf Borrow Pit with C&DD

Location: 6841 Kemp Rd

Development Review #: PSP140500046

Property Reference #: 24-1S-30-1600-000-001

Exhibit A: Reclamation Plan

Exhibit B: Request for Exception to Reclamation Units Requirements

Exhibit C: Fire Safety Plan Requirement

Future Land Use: I/MU-U

Zoning District: C-2

Flood Zone: X

PROJECT DESCRIPTION

Further development of a 29.63-acre site as a borrow pit to include an additional 9.38-acres with subsequent reclamation through construction and demolition debris (C&DD). An existing residence will be removed from the site. Existing access on Longleaf Drive and Kemp Road will serve extraction and reclamation uses.

As documented in the attached Exhibit B (Request for Exception to Reclamation Units Requirements), Trilogy Corporation is requesting an exception to the reclamation unit limit of five acres.

STANDARD PROJECT CONDITIONS

1. This Development Order and Resource Extraction Permit with concurrency certification shall be effective for a period of 18 months from the date of approval. Upon Site Plan approval, the associated permit and concurrency shall all expire and become null and void if site mining has not commenced within the effective period and no extension has been applied for. After commencement of mining, site plan approval and concurrency shall terminate upon completion of reclamation, or expiration/revocation of any applicable reclamation permit, whichever comes first. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.

2. This Development Order and Resource Extraction Permit authorizes site development to commence as described on the approved site plan and under the conditions listed herein. No building construction has been approved.
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
5. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
6. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

SPECIAL PROJECT CONDITIONS

1. All provisions of the Escambia County Code of Ordinances as amended, including but not limited to Chapter 42 Article VIII, *Borrow Pits and Reclamation*, Chapter 86, Division 3, *C&DD Facilities*, and the Land Development Code, Section 7.07.00, *Standards Regulating Adverse Off-Site Impacts*, shall apply and are condition of site plan approval.
2. Prior to issuance of any permit for C&DD or LCD activities, the Board of County of Commissioner must approve reclamation of the site at a duly advertised public hearing per Chapter 82. No Land Disturbing permits, building construction or land clearing pre-site activities shall be permitted prior to BCC approval. If BCC approval of the Reclamation Plan is not obtained then this Development Order shall automatically terminate and be rendered null and void.

3. Upon County approval of the executed Avigation Easement (if required), and prior to the issuance of any permit for Borrow Pit activities, the easement shall be recorded in the public records of Escambia County.
4. Prior to any C&DD or LCD activity, the applicant shall obtain all applicable permits from the Department of Solid Waste and FDEP, and provide proof of such permitting to the Development Services Department.
5. Each freestanding sign is limited to a minimum 10 feet setback from rights-of-way and must maintain visual clearance along rights-of-way and at driveways and intersections. A valid Escambia County Sign Permit must be obtained prior to erecting, construction, altering, or relocating any site signage.
6. "No Trespassing" signs are required at each pit access point, every 250 linear feet on the boundary fence, and at each corner, in letters not less than two inches in height. The signs shall be maintained in legible condition (LDC 7.07.07.J).
7. No person shall cause, suffer, allow, or permit the discharge into the air of dust, fume, gas mist, odor, smoke, or vapor or any combination thereof so as to constitute a nuisance as defined in the Code of Ordinances (Sec. 82-227(2)c).
8. Operational hours for receiving materials are limited to Monday through Friday between 7:00 am and 5:00 pm. Saturday hours will be limited to 8:00 am until 2:00 pm. Notwithstanding the above, cover may be applied after the operational hours but in no case after sundown. Operations are not permitted on Thanksgiving, Christmas, New Year's Day and July 4th (Sec. 82-227(2)e).
9. This approval does not authorize or imply authorization of any impact to environmentally sensitive lands, including jurisdictional wetlands. All development associated with this approval shall occur within uplands.
10. Commencement of reclamation shall begin within one year of completion of excavation, Sec. 42-323(3). However, prior to any C&DD/LDC activity, the applicant shall obtain all applicable permits from the Department of Solid Waste and FDEP, and provide proof of such permitting to the Development Services Department. The applicant shall provide once a year to Department of Solid Waste a timeline of borrow operations. The report should include approximate volume removed and volume remaining. One year prior to ceasing borrow pit operations all C&DD permits shall be applied for.
11. Fencing is required on all boundaries. Any boundary that abuts developed property or a public road shall require a barrier that is a fence or vegetative buffer, a minimum of six feet in height and made of wood or other type approved material that prevents visibility and limits access. Vegetative buffering may be required as deemed necessary by the County (Sec. 82-227 (2)a).

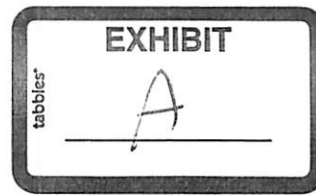
12. A substantially built, aesthetically pleasing security fence with appropriate gates for access, not less than six feet above grade, is required along the outer perimeter of the excavated area, with exception of the pit access point(s). Additional security features, such as barbed wire above the fence top, are encouraged. Gates for access shall be locked at all times during non-operating hours. Fences and gates shall be maintained in a reasonable condition to remain an effective barrier (LDC 7.07.07.G).

Development Review Committee (DRC) Recommendation

Having completed development review of the **Shortleaf Borrow Pit with C&DD**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following recommendation to the Board of County Commissioners:

- ☒ **Approve** The site plan has met the requirements of the DRC and is eligible for BCC approval. The applicant may proceed with the development subject to the project description and project conditions noted herein, after BCC acceptance. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.
- ☐ **Deny** The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.

 6-4-2014
Director, Development Services Department Date



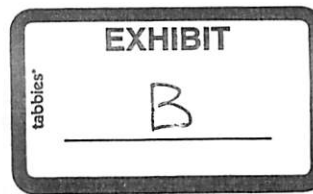
ENTERED ON: 5/9/14
REC'D MAY - 9 2014

Sutton Properties, LLC

Shortleaf Borrow Pit Phase II Reclamation Plan

1. Reclamation activity shall involve the filling of the excavated areas with "construction and demolition debris" as defined by 62-701.200 (24) Florida Statutes.
2. Reclamation activity shall be in conformance with Florida Statutes 62-701.730, Escambia County ordinance 2006-24 [Section 82-227(3) and Section 82-234], and all other applicable local, federal and state reclamation standards, and would not begin until all permits from FDEP have been obtained.
3. Final grades of reclaimed areas will not exceed previously existing grades at the site, with allowance for closure and capping to prevent stormwater intrusion into the debris pile. At no time shall the operational height exceed the permitted height.
4. Footprint setback shall be a minimum of 100 feet from the property boundary for C&DD activities. In order to accomplish this setback, clean fill or vegetative debris may be used to fill from existing excavation limits.
5. Operational hours for receiving materials are limited to Monday through Friday between 7:00 a.m. and 5:00 p.m. Saturday hours will be limited to 8:00 a.m. to 2:00 p.m. Notwithstanding the above, cover may be applied after the operational hours but in no case after sundown. Operations are not permitted on Thanksgiving, Christmas, New Year's Day and July 4th.
6. Reclamation activity will be accomplished in one unit once mining activities have ceased. This unit would include the entire site (Phases I and II) within the required buffers as shown on the site plan. The proposed reclamation activity is required as necessary to comply with the FDEP permitting requirements (F.S. 62-701.730), site constraints and traffic safety considerations.
7. The time frame for excavation of the site is estimated to be approximately 5 years, based upon anticipated market demand for the excavated material. It is anticipated that after excavation, it would take approximately 1 year to commence C&D activities. Once C&D activities commence, it is estimated that the reclamation activities would take approximately 10 years to complete. Therefore, based upon approval in 2014, the anticipated date of completion would be December 2030.

8. Financial assurance for closure and reclamation will be provided as required to comply with the FDEP permitting requirements (F.S. 62-701.730) for C&DD facilities.
9. Volume reduction may not be accomplished by means of chipping, shredding, or otherwise processing the debris. Volume reduction may only occur by picking or removing recyclables from the waste stream prior to disposal.
10. Reclamation activities shall commence within one year of cessation of mining operations and shall include re-vegetation as early as practical.



ENTERED ON: 5/23/14
BY: [Signature]
REC'D MAY 23 2014

Trilogy Corporation of Northwest Florida, Inc.
& Sutton Properties, LLC

Shortleaf Borrow Pit Reclamation Plan

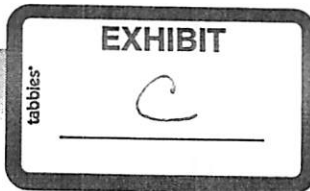
Request for Exception to the reclamation Unit Requirements

The Escambia County Code of Ordinances Article VIII, Sec. 42-323(3) states that *"The reclamation plan shall include a process for reclaiming mined-out land in reclamation units so that no more than five acres of mined-out land are exposed at any one excavation site, unless the terms of the development order provide for an exception"*. We are asking that the terms of the Development Order provide an exception to this requirement, so that the site may be mined in one unit, which would include the entire site (to include both Phases I and II) within the buffer and slope requirements. There are several reasons that C&D reclamation could not start as mining is completed in 5-acre increments and each is discussed below:

- ❑ A FDEP permit for C&D Facilities is required to begin C&D operations. A FDEP permit requires a site plan for the entire site, which requires the owners to establish where the pit floor will be in relationship to groundwater across the site and where the final storm water retention area(s) will be for the entire site. Some of this engineering cannot be feasibly completed until a substantial portion of the site is mined. It would be extremely difficult to get a separate FDEP permit for each 5-acre section of mined area based on the County's slope requirements alone. C&D operations already require a 100' setback at the FDEP level, which provides an extra 50' of stability for the side walls to satisfy any County concerns until the C&D reclamation can commence.
- ❑ The five acres limit to begin C&D reclamation activities is too small of an area on this site to reasonably conduct both operations (C&D and mining) at the same time. To begin reclamation activities for C&D while mining operations are still active at the site would create unnecessary conflicts due to the increased truck traffic for both activities. C&D pits require trained spotters to inspect loads coming in and truck staging on site in addition to heavy compacting equipment and cover operations. This coupled with the requirements of having an area to inspect and record trucks leaving with mined material, will create operational conflicts that could be avoided by separating mining activities and C&D activities and reclaiming the site in one unit. Additionally, simultaneous operation would increase the traffic to and from the site and result in an increased use of Longleaf and Kemp and the associated driveways.
- ❑ To immediately start C&D activities on this site (after the first five acres of area is mined) would also mean that two active C&D facilities (along with borrow pit operations) would be operating in this immediate area (C&D activities are currently ongoing at the Waste Management Longleaf Facility). We feel it would be in everyone's best interest to commence only borrow pit operations at this time, then in 5-6 years commence C&D operations on the Shortleaf site – in which time it is reasonably assumed that the Longleaf C&D facility would be closed.



Board of County Commissioners • Escambia County, Florida



Michael D. Weaver, Director
Public Safety Department


June 3, 2014

Horace Jones, Interim Department Director
Escambia County Development Services Department
3363 West Park Place
Pensacola, FL 32505

Mr. Jones:

This letter is in reference to the Final DRC Application for the Shortleaf Borrow Pit project located at 6841 Kemp Road (SP PSP140500046). The proposed scope of the DRC Application indicates Phase II of the Shortleaf Borrow Pit project is to be converted into a reclamation facility. Escambia County Fire-Rescue has been working diligently throughout the DRC process to ensure that Phase II will meet the requirements of the Florida Fire Prevention Code. At this time, we are going to accept the plans that were submitted for the DRC review. However, the facility has yet to produce a Fire Safety Plan as required by the 2010 Florida Fire Prevention Code. We will require that a Fire Safety Plan be provided by the facility, prior to the commencement of any reclamation activities taking place. The Fire Safety Plan will need to meet the current Florida Fire Prevention Code in place at the time of the submittal. The Fire Safety Plan will need to be reviewed and approved by the Office of Fire Prevention for Escambia County Fire-Rescue.

Please contact me with any questions or concerns at (850) 595-1814.

Sincerely,

Joseph E. Quinn
Fire Marshal
Escambia County Fire~Rescue

Cc: T. Heath Jenkins, P.E.



SITE PLAN DEVELOPMENT ORDER with Concurrency Certification

Project: Regency Park
Location: 8245 Fathom Road
Development Review #: PSP140600053
Property Reference #s: 06-1S-29-1000-004-001,
06-1S-29-1001-000-002, 09-1S-29-1500-000-030,
& 09-1S-29-1500-000-031

Future Land Use: REC
Zoning District: R-2
Flood Zone: X

PROJECT DESCRIPTION

Modification of an existing park on a 11.35-acre parcel. Modification will include the construction of a parking lot; a 600 sq ft open-air pavilion; construction of a portion of asphalt paved walking path; and the removal of other amenities. Existing access will be utilized.

Total Parking Spaces: 22
Potable Water: ECUA
Protected Trees to be removed: N/A

Handicap Parking Spaces: 1
Sanitary Sewer/Septic: ECUA
Mitigation Trees: N/A

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of approval. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan application must be submitted for review, approval, and capacity allocations subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order alone does not authorize site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
 4. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and a copy provided to the County.
 5. Proof of application from the Emerald Coast Utilities Authority (ECUA) for connection to the sewage system, or from the Escambia County Health Department for an Onsite Sewage Treatment and Disposal System (OSTD), must be obtained prior to issuance of an Escambia County Building Permit.
 6. After issuance of this Development Order, it shall be unlawful to modify, amend, or otherwise deviate from the terms and conditions without first obtaining written authorization through the Development Review Committee (DRC) departments. Approval of such modifications shall be requested in writing and obtained prior to initiating construction of any requested change. The applicable review process for the proposed modification shall be determined based on the applicant's written description of such modifications. Escambia County may require submittal of a new or revised plan and impose additional requirements and/or conditions depending upon the extent of any proposed modifications. The applicant has a continuing obligation to abide by the approved plan. Initiating construction of plan modifications without written County approval shall automatically terminate and render null and void this Development Order, and shall be subject to penalties and/or increased fees specified by the BCC.
 7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.
-

Development Review Committee (DRC) Final Determination


Having completed development review of the **Regency Park**, site plan application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

☒ Approve The development plan is approved. The applicant may proceed with the development subject to the project description and project conditions noted herein. Use other than that described, or conditions not satisfied, constitute a violation of this Development Order and render it void. Further, this approval does not constitute approval by any other agency.

☐ Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below to the Board of Adjustment (BOA) under the provisions of Section 2.04.00 of the Escambia County Land Development Code, and/or submit a new or revised site plan application for review.



Director, Development Services Department



Date