



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

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

Project: Belmont Downs

Location: Chemstrand Road

Property Reference #: 11-1S-30-1001-003-020
11-1S-30-1101-004-020

Future Land Use: MU-1

Zoning District: R-3

Development Review #: 08021553

PROJECT DESCRIPTION

Subdivision of a vacant 9.60-acre 2-parcel site for 57 single-family residential lots along paved private streets with curb and gutter. Ten feet wide utility easements will extend from both sides of 30 feet wide street rights-of-way. The subdivision will provide a paved street connection to Chemstrand Road. Potable water and sanitary sewer will be provided through connections to the Emerald Coast Utilities Authority water and sewer systems, respectively. A public lift station and force main will be installed to obtain sewer service.

This project is a resubmittal of a previously approved application (DRC # 04072475) for the purpose of retaining this development. **This County approval voids the Development Order for Belmont Downs, approved 5-04-05, and fully replaces the site development plan, its drawings, specifications, and requirements.**

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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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 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 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 Planning and Engineering Department 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 Department. 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, 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.

SPECIAL PROJECT CONDITIONS

1. Signage is limited by the Land Development Code (LDC) to two identification signs per subdivision entrance, each a maximum 6 feet in height, a maximum 32 sq. ft. in area, and a minimum 10 feet setback from rights-of-way. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage. These signage conditions do not preclude variances that otherwise may be allowed by the provisions of the LDC.
 2. Perimeter fence/wall and subdivision signs have not been approved as part of the subdivision construction plan approval. A separate permit application must be submitted to the Planning and Engineering or Building Inspections department for review and approval.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Belmont Downs** 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, Planning and Engineering Department



Date