



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification

Project: Cypress Springs
Location: Williams Ditch Road
Property Reference #: 06-1N-30-2001-000-000
Flood Zone: X

Future Land Use: AA-15
Zoning District: V-2
Development Review #: 08021524

PROJECT DESCRIPTION

Subdivision of a 30.43-acre site (formerly Old Deerfield, Phase II) for 62 single-family residential lots along paved public streets with curb and gutter. The development will connect both ends of Heathrow Drive and will include construction of public stormwater retention ponds. Potable water will be provided through connections to Cottage Hill Water Service. Individual lot septic tanks will provide sanitary sewer service.

This subdivision is a revised design of previously approved preliminary plat (DRC #04022283) for the purpose of modifying road alignment, lot layout, and subdivision name. **This County approval voids the Development Order for Cypress approved 10-4-06, and fully replaces the preliminary plat drawing, its specifications, and requirements.**

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 48 months from 10-4-06, the original 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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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. Also, all required runoff and sedimentation controls must be provided on site.

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.

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 cannot be approved through the subdivision construction plan approval process. 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 revised **Cypress Springs** 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



Date