



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Avalon Apartments Sales Trailer **Future Land Use:** MU-1
Location: 8800 Pine Forest Drive **Zoning Districts:** C-2
Property Reference #s: 12-1S-31-3205-000-002 **Development Review #:** 07021372

PROJECT DESCRIPTION

Installation of a temporary 600sq.ft. modular office building on a 15.53-acre parcel site. The building will provide sales offices for Avalon Apartments, a previously approved development for the site (DRC #06032521). Installation will include construction of a paved handicap parking stall and ramp, gravel drive and additional gravel parking. No "protected" trees will be removed from the site. Potable water and sewer service will be provided through connections to the ECUA system.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from site plan 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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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. All state and/or federal permits or proof of exemption must be obtained prior to the issuance of an Escambia County Building Permit, with a copy provided to the County; including, but not limited to, FDEP drainage and FDOT driveway connection permits.
5. Proof of application from the Escambia County 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 CONDITIONS

1. The temporary office building and associated improvements shall be removed within 24 months of this site plan approval if construction of the Avalon Apartments has not begun. The Board of Adjustment may authorize one extension provided an application for such extension is submitted before termination of the initial 24-month period. Also, the office shall be removed no later than 90 days from the date of issuance of a certificate of occupancy (Ref. LDC 6.04.05).

