



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification**

Project: Beulah Meadows Subdivision
Location: 5807 Frank Reeder Road
Property Reference #: 34-1N-31-1301-000-000
34-1N-31-1301-000-001

Future Land Use: AA-17
Zoning District: V-2A
Development Review #: 06101914

Flood Zone: X

PROJECT DESCRIPTION

Single phase subdivision of a 48.10-acre site for 140 single-family residential lots along a paved public street with curb and gutter. Development will include construction of a public storm water pond. Potable water and sanitary sewer will be provided through connections to ECUA systems.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 48 months from the date of issuance. However, Preliminary plat approval and concurrency shall automatically expire and become null and void if subdivision infrastructure construction plans 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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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. 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.
3. All specifications and requirements expressed or implied by note or drawing, in the preliminary plat approved with this Development Order must be fulfilled.
4. A detailed stormwater management plan and construction plan must be approved by the County Engineer prior to final drainage concurrency approval and commencement of roadway, drainage, and utility construction, as applicable.
5. 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.

6. All applicable state and/or federal permits or proof of exemption must be obtained prior to roadway, drainage, and utility construction plan approval by County Engineering, with a copy provided to the County; including, but not limited to, FDEP drainage and ACOE wetlands permits.
7. 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 any DRC member department director, require a re-submittal of the preliminary plat previously approved and impose additional requirements and/or conditions.
8. A valid Escambia County Building Permit must be obtained prior to commencement of any building construction.

SPECIAL PROJECT CONDITIONS

1. A northbound right turn lane shall be constructed on Beulah Road at Frank Reeder Road. The design of the turn lane will be determined at the construction plan phase of this development.
 2. Signage is limited 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.
 3. Perimeter fence/wall and subdivision signs cannot be approved through the Construction Plan approval process. A separate permit application must be submitted to Planning & Zoning and/or Building Inspections for review and approval.
-

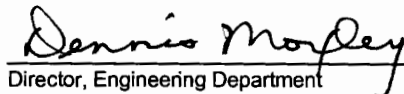
Development Review Committee (DRC) Final Determination

Having completed development review of the Beulah Meadows Subdivision preliminary plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC members make the following final determinations regarding the specific provisions they are individually charged with administering:

Approval Denial

 28 MAR 07
Assistant, County Administrator for Planning & Zoning Department Date


Approval Denial

 3-28-07
Director, Engineering Department Date

Approval Denial

 3-28-07
Director, Neighborhood and Environmental Services Department Date

Approval Denial

 3-28-07
Director, Building Inspections Department Date

In consideration of the individual determinations of the Development Review Committee members as recorded herein above, the final determination by the Committee for the site plan application referenced herein is:

Approved All four DRC members approved the application. 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.

Denied One or more of the DRC members denied the application. The applicant may appeal the members' decision within 15 days from the date above 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.