



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification**

Project Cabela Estates
Location Stefani Road
Property Reference # 38-1N-31-4204-000-000
Flood Zone X

Future Land Use. MU-6
Zoning District V-1
Development Review #. 07090137

PROJECT DESCRIPTION

Subdivision of a 9.53-acre parcel for eight (8) single-family residential lots along two existing paved public streets, Stefani Road and Green Hills Road. The existing house will remain on lot six. Stormwater management will be addressed individually for each lot. 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, 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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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.