



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification

Project: Carrington, Phase 2
Location: Quintette Road
Property Reference #s: 27-2N-31-1101-000-000,
-3400-000-000, 4401-000-000, -4401-000-001,
and 28-2N-31-1101-000-000

Future Land Use: R
Zoning District: V-2 and V-5
Development Review #: 07070142
Flood Zones: X and A

PROJECT DESCRIPTION

Second phase subdivision of a 363.62-acre portion of a 607.07-acre (99.92 acres wetlands) 6-parcel site for 454 single-family lots along paved private streets with curb and gutter. In addition to residential lots the phase will include private parcels for conservation, park, golf amenity, stormwater retention, and lift station uses. Phase 2 will have paved connections to Quintette Road and the adjoining Lakes of Carrington subdivision through Phase 1 streets. Impacts to wetlands will be addressed through mitigation. Potable water and sanitary sewer will be provided through connections to ECUA systems. A site plan for a private 18-hole golf course with driving range (DRC#06050176) has been approved for areas within Phase 2.

This project, in combination with Carrington, Phase 1, is a revised design of a previously approved preliminary plat for the purpose of changing the name, phase area, and constituent lots and parcels. **The Phase 1 approval voided the development orders for Links of Carrington Master Plan (DRC#06051774) and Links of Carrington, Phase I, preliminary plat (DRC#06040031).** This approval, with the Phase 1 approval, fully replaces the 10-sheet preliminary plat, its specifications, and requirements.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 48 months from the 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 approval. If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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. 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.
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 any DRC member department director, 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. Carrington subdivision remains subject to the Links of Carrington master plan agreement between Escambia County and Carrington Development Group, LLC regarding developer-provided roadway improvements in the Quintette Road area, attached as Exhibit A. All references therein to the former Links of Carrington development are understood to be the current Carrington development.

2. All compensatory mitigation activities shall be completed according to the County approved mitigation plan, or adequate assurance provided, prior to the commencement of any construction activity within or otherwise having an impact on County jurisdictional wetlands.
 3. Permits from both the U.S. Army Corps of Engineers and Florida Department of Environmental Protection, or letters of non-jurisdiction/exemption, shall be obtained and submitted to NESD prior to the commencement of any construction activity within or otherwise having an impact on jurisdictional wetlands.
 4. Prior to final plat approval, all non cul-de-sac lots, and specifically lots 31, 41, 42, and 58 of block B, shall conform to the identified V-2 zoning district's 40-foot minimum lot width at the street right-of-way.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Carrington, Phase 2** 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:

<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Planning & Zoning Department	 _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Engineering Department	 _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Neighborhood and Environmental Services Department	 _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ 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.

Attachment: Escambia County and Carrington Development Group, LLC schedule of improvements agreement, Exhibit A.