



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification**

Project: Carrington, Phase 1
Location: Quintette Road
Property Reference #s: 27-2N-31-1101-000-000, and 27-2N-31-3400-000-000
Future Land Use: R
Zoning District: V-2
Development Review #: 07070141
Flood Zones: X

PROJECT DESCRIPTION

Initial phase subdivision of a 203.07-acre portion of a 607.07-acre (99.92 acres wetlands) 6-parcel site for 257 single-family lots along paved private streets with curb and gutter. In addition to residential lots the phase will include private parcels for park, golf amenity, stormwater retention, and lift station uses. Phase 1 will provide two paved connections to Quintette Road and one to the adjoining Lakes of Carrington subdivision. Impacts to wetlands will be addressed through mitigation. Potable water and sanitary sewer will be provided through connections to ECUA systems. Site plans for a private 18-hole golf course with driving range (DRC#06050176), and a maintenance building and clubhouse with paved private drives and parking (DRC#05121094) have been approved for areas within Phase 1.

This project, in combination with Carrington, Phase 2, is a revised design of a previously approved preliminary plat for the purpose of changing the name, phase area, and constituent lots and parcels. **This County approval voids the development orders for Links of Carrington Master Plan (DRC#06051774) and Links of Carrington, Phase I, preliminary plat (DRC#06040031), both approved 10-4-06. This approval, with the Phase 2 approval, fully replaces the 10-sheet preliminary plat, its specifications, and requirements. Additionally, as the revised preliminary plat changes the former "Golf Course Parcel E" to three residential lots, the maintenance building component of the previously approved site plan (DRC#05121094) is no longer valid for that site.**

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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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



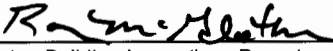
1. Signage is limited to two identification signs per subdivision entrance, each a maximum 6 feet in height, a maximum 32 sq. ft. in area, and a minimum 10 feet setback from rights-of-way. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections. A valid Escambia County Sign Permit must

be obtained prior to erecting, constructing, altering, or relocating any site signage. These signage conditions do not preclude variances that otherwise may be allowed by the provisions of the LDC.

2. 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.
 3. 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.
 4. 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.
 5. Proposed construction of a golf maintenance building at another location will require separate review and approval.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Carrington, Phase 1** 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	<u>9/26/07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Engineering Department	<u>9-26-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Neighborhood and Environmental Services Department	<u>9-26-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Building Inspections Department	<u>9-26-07</u> 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.

**ESCAMBIA COUNTY ~ CARRINGTON DEVELOPMENT GROUP, LLC
EXHIBIT TO THE DEVELOPMENT ORDER
SCHEDULE OF IMPROVEMENTS**

5/26/06

Purpose

To define a schedule of roadway improvements to be performed to the Quintette Road area at certain development milestones of the Links of Carrington S/D and Golf Community project, owned Carrington Development Group, LLC. The described roadway improvements are to be performed by Carrington Development Group, LLC, or assigns.

Location

The project is located along the north right of way of Quintette Road between State Road 95 and County Road 95A, Escambia County, Florida.

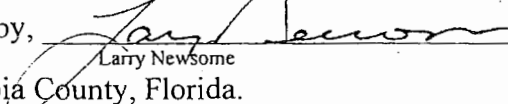
Description

The proposed project encompasses 607 acres +/- and will contain approximately 737 single-family residential lots and a golf course with appurtenances found typically at a golf course type development. Ingress and egress will be provided via a boulevard type entrance located along Quintette Road approximately 2/3 mile east of State Road 95. Two minor entrances are planned (1) connecting to the Lakes of Carrington Subdivision project, currently under construction, and the Links of Carrington project and (2), on the east side of the project connecting to Quintette Road.

The milestone improvements will consist of the following.

1. Construction of left and right turn lanes at the entrance to the Links of Carrington project.
2. Construction of left turn lane at the entrance to the Lakes of Carrington project.
3. Widening of Quintette Road from the east end of the item 1 turn lanes to State Road 95 to 24' in width. The current road is approximately 20' wide. Widening will consist of adding 2' of asphalt, base, and stabilized subgrade, to the outside edges of the existing road.
4. Construction of FDOT approved turn lanes on State Road 95.
5. Infrastructure agreement schedule submitted.
6. Infrastructure agreement approval and attached to the plat prior to approval of the plat.
7. All on-site infrastructure improvements are installed per the approved construction plans.
8. Project complete no other work necessary

This exhibit accepted by,  , manager of Carrington Development Group, L.L.C.

This exhibit approved by,  , Chief of Access Management, Escambia County, Florida.

LINKS OF CARRINGTON EXHIBIT TO THE DEVELOPMENT ORDER

ESTIMATED SCHEDULE OF MILESTONES. MILESTONE ACCOMPLISHMENTS PREVAIL OVER ESTIMATED DATES.

DATE: 5-26-06

MILESTONE OBTAINED	2006	2007	2008	2009
CLUBHOUSE AND ACCESS ROAD, ETC. SITE PLAN APPROVAL	J			
CLUBHOUSE AND ACCESS ROAD, ETC. SITE PLAN CONSTRUCTION	X			
COS ISSUED FOR CLUB-HOUSE, ETC.				
PROJECT PRELIMINARY PLAT APPROVAL				
737 LOTS +/-				
ON-SITE AND QUINTETTE CONSTRUCTION PLAN APPROVAL				
ON-SITE PROJECT CONSTRUCTION OF S/D ROADS, SEWER, WATER, ETC.				
FINAL S/D PLAT APPROVAL				
SITE PLAN APPROVAL OF GOLF COURSE				
GOLF COURSE CONSTRUCTION				
FIRST 100 LOTS BLDG PERMIT ISSUANCE				
RELEASE OF 100 COS *				
GOLF COURSE OPEN FOR BUSINESS				
RELEASE OF REMAINING BUILDING PERMITS **				
OFF SITE ROAD WORK IMPROVEMENT ITEM #				
IMPROVEMENT ITEM #	5,6	4	1,2,3	7, 8

* EACH OF THE 100 RESIDENTIAL AND THE CLUBHOUSE CERTIFICATE OF OCCUPANCIES TO BE RELEASED WHEN REQUESTED BY THE CONTRACTOR IF ITEMS 1,2,3, ARE SUBSTANTIALLY COMPLETE AT THE TIME OF THE REQUEST.

** THE REMAINING BUILDING PERMITS WILL BE RELEASED AS SOON AS CONSTRUCTION OF THE HWY 95 TURN LANE PROJECT BEGINS PROVIDED ALL PREVIOUSLY SCHEDULED ITEMS HAVE BEEN OR ARE BEING PERFORMED AS DESCRIBED.

NOTE: AMMENDMENTS TO BE APPROVED BY LARRY NEWSOME OF ESCAMBIA COUNTY ACCESS MANAGEMENT