



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification**

Project: Goodson Race Shop
Location: 89 Hood Drive
Property Reference #: 11-1S-30-1101-090-280
Exhibit A: Groundwater/Wellhead Impact Report

Future Land Use: C
Zoning District: C-2
Development Review #: 07040964
Flood Zone: X

PROJECT DESCRIPTION

Redevelopment of a 0.26-acre parcel as a 5000 sq.ft. race shop as a hurricane rebuild and will provide a minimum of 5 paved parking spaces. The redevelopment will provide access onto Hood Drive. The existing buildings will be removed. An on-site retention pond will be constructed to accommodate the increased site impervious cover. No "protected" trees will be removed from the site. Potable water and sanitary sewer will be provided through connections to ECUA systems. The subject site is located within the 7-year Travel Time Contour of an existing protected wellhead.

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of issuance. 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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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.

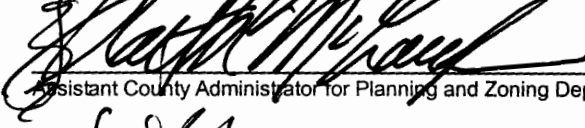



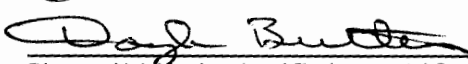
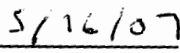


3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. All state and/or federal permits or proof of exemption must be obtained prior to the issuance of an Escambia County Building Permit, 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 Emerald Coast 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. Total site sign area, wall and freestanding, is limited to 121.05 sq.ft. (80.70 x 1.5). Total wall sign area is additionally limited to 10% of the area of wall surface facing Hood Drive and no one sign may exceed 200 sq.ft. Freestanding signage is additionally limited to one sign per street frontage, a maximum 100 sq.ft. in area, a maximum 20 feet in height, and a minimum 200 feet from any other such site sign. Each freestanding sign is limited to a minimum 10 feet setback from rights-of-way and must maintain visual clearance along rights-of-way and at driveways and 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. A copy of the groundwater/wellhead impact report is attached as Exhibit A, and the provisions therein are conditions of this development order.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Goodson Race Shop** site plan 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		
		Assistant County Administrator for Planning and 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 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.

GROUNDWATER / WELLHEAD IMPACT REPORT
GOODSON RACE SHOP
89 W HOOD DRIVE
PENSACOLA, FL 32534
Revised May 2, 2007

1. Background:

The proposed project involves the construction of a 5,000 SF metal building to replace one of same size that was damaged by Hurricane Ivan. The building will function as a race shop which is the same use as the building prior to the hurricane damage and even before July 1999. Around April 1994 the building was first used for the storage, maintenance and repair of multiple race cars. Maintenance includes routine oil changes and adjustments to both the car body, engine, and drive train as necessary between races. No body painting will be done in this shop.

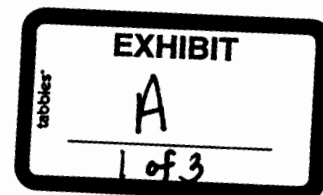
According to the Escambia County Environmental Services Department, the site is located within the 7-year Travel Time Contour of an existing protected wellhead (Ensley Well, ECUA #23). Therefore, this report is submitted as required by article 7.12.04 (D) of the Escambia County Land Development Code.

2. Chemical Inventory:

The Developer, Tracy Goodson has confirmed that no regulated substances will be stored on site which exceed 5 gallons for liquid containers or 25 pounds for solid substances. Also, the Developer has confirmed that the total quantity of regulated substances in liquid form shall not exceed 100 gallons for liquid substances or 500 pounds of solid substances. "Regulated Substances" are as defined in Escambia County LDC 7.12.02.F.

3. Storage Practices:

Storage of regulated substances will be in covered areas protected from weather and unauthorized access. Household chemicals and cleaning supplies will be stored and used generally in areas where any spill would be contained to the wastewater collection system and not allowed to migrate to the stormwater collection system. Used oil is stored in a sealed 55 gallon steel drum with secondary containment system. The drum is provided by a used oil recycling company who picks up the drum when full. Batteries are periodically replaced and old batteries are turned in to the autoparts shop for the core charge.



4. Inspections:

Management staff will routinely review the staff practice relative to storage and use of regulated substances to ensure that any such substances are used in a physically and environmentally safe manner.

5. Record Keeping:

Should operational procedures change mandating storage of regulated substances in excess of the quantities described in paragraph 2 above, Management staff will implement an inventory and audit system to track the storage, use, and disposal of those substances.

6. Handling Requirements:

Management staff will ensure that operational personnel are cognizant of manufacturer's recommendations relative to the use of any regulated substances and that these recommendations are strictly adhered to relative to handling and use of regulated substances.

7. Spill Response:

A spill response plan will be put in place for all regulated substances to be stored or used on site per manufacturer's recommendations. All users of the regulated substance will be educated in the spill response procedures.

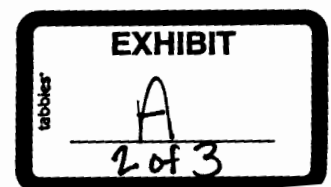
8. Waste Disposal:

This site does not have an Environmental Protection Agency (EPA) Identification Number and has not applied for an EPA ID Number, and therefore is not considered a Regulated Facility. Only typical residential wastes will be generated. A dumpster is provided on the site for disposal of wastes. Management staff will educate staff relative to the proper disposal of any regulated substances.

9. Wells:

A. Heat Exchange Wells

No heat exchange wells are planned. However, should they ever be considered, heat exchange wells must not discharge refrigerants to the groundwater nor alter the chemical, radiological or biological quality of the water used. Non-residential heat exchange wells must install a sampling tap on the withdrawal and re-injection wells. A flow measuring device with totalizing capabilities shall be installed. This annual flow information must be recorded and retained on site. New heat exchange wells shall be designed to



prevent air entrainment during re-injection. The Northwest Florida Water Management District (NFWFMD) must be contacted for well permits. The applicant shall disclose proximity of well to NFWFMD. Escambia County's Neighborhood and Environmental Services Department (NESD) shall receive a copy of the well permit.

B. Drainage and Injection Wells

Injection wells used to inject Regulated Substances to the groundwater are prohibited and will not be employed in the design or operation of the facility. Drainage wells are prohibited. Irrigation wells must be permitted by Northwest Florida Water Management District (NFWFMD).

C. Abandoning Unused Wells

Unused wells must be properly abandoned following guidelines established by the Northwest Florida Water Management District. There are no existing wells on this site.

D. Geotechnical Borings

Geotechnical borings deeper than 25 feet shall be neat cement grouted from bottom to top. All borings less than 25 feet shall be backfilled with the original drilled soil to the surface.

10. Conclusions:

This project consists of storage and maintenance of race cars and has little or no demand for regulated substances in the day to day operation. Any such substances used will be stored in quantities smaller that the limitations set forth in paragraph 2,above. No measurable adverse impact on the receiving aquifer is anticipated from this project. A copy of this report has been provided to the Developer for use by the Management staff of the facility.

Robert C. Krasnosky 5/2/07
Robert C. Krasnosky Date
Florida PE #49949

