



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification**

Project: Morgan's Crossing
Location: U.S. Highway 29 at Quintette Road
Property Reference #s: 33-2N-31-1201-25-001,
and 33-2N-31-2000-000-001, -002, and -003
Future Land Use: RR
Zoning District: V-2 & VAG-1
Development Review #: 06010821
Flood Zones: X and A

PROJECT DESCRIPTION

Subdivision of a 163.22-acre 4-parcel site primarily for 150 single-family residential lots along paved public streets with curb and gutter. The subdivision will create five developer-retained parcels for future development or conservation, four homeowner association parcels, and a lift station parcel in addition to the rights-of-way, pond parcel, and residential lots. Development will include construction of a western extension of Quintette Road and a public stormwater pond. Impacts to environmentally sensitive lands will be mitigated. Potable water and sanitary sewer will be provided through connections to Molino Utilities and ECUA systems respectively.

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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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


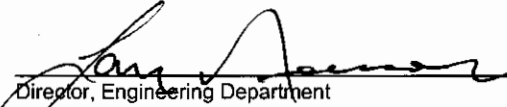
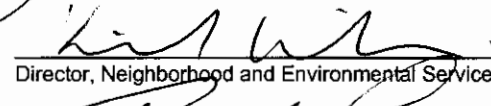

5. A copy of this Development Order and the approved preliminary plat must be maintained and readily available on site once any clearing or grading has begun. The approved subdivision construction plans must also be on site once any construction has begun.
6. All applicable state and/or federal permits 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. Signage is limited to two identification signs per subdivision entrance. Additionally, each sign must maintain visual clearance along rights-of-way and at intersections, and is limited to a maximum 6 feet in height, a maximum 32 sq.ft. in area, and a minimum 10 feet setback from the right-of-way. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage.
2. A wetland assessment and mitigation plan for impacts to County jurisdictional wetlands shall be submitted to NESD for review and approval. All required mitigation shall be completed, or adequate assurance provided, prior to construction plan approval, and prior to any development activity within or otherwise having an impact on jurisdictional wetlands. Conservation easements shall be recorded in the public records of Escambia County prior to or as a condition of the final plat.
3. Dredge and fill permits or letters of non-jurisdiction/exemption from both the U.S. Army Corps of Engineers and Florida Department of Environmental Protection shall be obtained and submitted to NESD prior to the commencement of any development activity within or otherwise having an impact on jurisdictional wetlands.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Morgan's Crossing** 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>1-31-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 Director, Engineering Department	<u>1-31-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 Director, Neighborhood and Environmental Services Department	<u>1-31-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 Director, Building Inspections Department	<u>1-31-07</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.