



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER**  
**with Concurrency Certification**

<b>Project:</b> Ocean Condominium	<b>Future Land Use:</b> MU-4
<b>Location:</b> 14113 Perdido Key Drive	<b>Zoning District:</b> CCPK
<b>Property Reference #:</b> 14-3S-32-1001-000-019 and 14-3S-32-1001-001-019	<b>Development Review #:</b> 07022205
	<b>Flood Zone:</b> AE (12 + 3) & VE (13 + 3)

**PROJECT DESCRIPTION**

Redevelopment of a vacant 1.017-acre 2-parcel site for a 13-unit 4130 sq.ft. (footprint) 17-story condominium (14 residential floors above ground-level parking and between first and top floor amenities). The former commercial and residential structures have been removed. The redevelopment will provide a single paved access to Perdido Key Drive and a minimum of 20 paved parking spaces. On-site retention ponds will be constructed to accommodate site impervious cover. No "protected" trees will be removed from the site. Frontage trees and shrubs and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to ECUA systems. A lift station and force main will be installed to obtain sewer service.

This project is a revised design of a previously approved site plan (DRC #05022334) for the purpose of accommodating a new building design and project name. **This County approval voids the Development Order for Mediterranean Condominium, approved 3-23-05, and fully replaces the 12-sheet site development plan, its drawings, specifications, and requirements.**

**STANDARD PROJECT CONDITIONS**

1. This Development Order with concurrency certification shall be effective until 5-5-08, a period of 18 months from the original date of issuance (3-23-05) plus County-approved tolling for Perdido Key Beach Mouse habitat. 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 159 sq.ft. (100 x 1.5 x 0.5). Total wall sign area is additionally limited to 10% of the area of wall surface facing Perdido Key Drive. Freestanding signage is additionally limited to one sign, a maximum 100 sq.ft. in area, 35 feet in height, and a minimum 10 feet setback from rights-of-way. The sign 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.

2. Regardless of the issuance of a building permit or pre-construction site work permit, an Escambia County land disturbance permit is required whenever sand, limestone, white dolomite or other construction aggregate is proposed to be imported onto or transferred on Perdido Key or Santa Rosa Island. A permit application shall be obtained from the Neighborhood and Environmental Services Department (NESD).
  3. Authorization from the Florida Department of Environmental Protection for construction seaward of the Coastal Construction Control Line (CCCL) shall be obtained and submitted to NESD prior to the commencement of any development activity seaward of the CCCL.
  4. Permits from both U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission, or letters of non-jurisdiction/exemption, shall be obtained and submitted to NESD prior to the commencement of any development activity within, or otherwise having an impact on, areas identified as Perdido Key Beach Mouse Habitat.
  5. Unless specifically authorized by U.S. Fish and Wildlife or Florida Fish and Wildlife Conservation Commission, all site landscaping shall be limited to salt-tolerant, native, coastal dune species (see attached Species Plant List, Exhibit A).
-

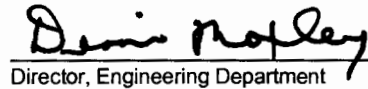
## Development Review Committee (DRC) Final Determination

Having completed development review of the **Ocean Condominium** 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:

Approval    Denial

  
Assistant County Administrator for Planning and Zoning Department      Date  
18 APR 07

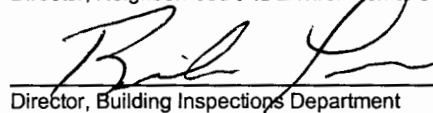
Approval    Denial

  
Director, Engineering Department      Date  
4-18-07

Approval    Denial

  
Director, Neighborhood and Environmental Services Department      Date  
4-18-07

Approval    Denial

  
Director, Building Inspections Department      Date  
4-18-07

**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.

Attachment: Species Plant List for Coastal Dune and Beaches in Escambia County, FL  
Exhibit A

**Species Plant List for Coastal Dune and Beaches in Escambia County, FL**

Scientific Name	Common Name	Height	Container	Primary & Secondary Dune	Inter-dunal	Scrub dune
<b>Trees</b>						
<i>Magnolia grandiflora</i>	Southern Magnolia	60'-90**	1gTP,3gTP,D			X
<i>Osmanthus americanus</i>	Wild Olive	70**	1gTP,3gTP,D			X
<i>Pinus clausa</i>	Sand Pine	20**	1gTP,3gTP,D			X
<i>Pinus elliottii</i>	Slash Pine	80'-100**	1gTP,3gTP,D			X
<i>Quercus geminata</i>	Sand Live Oak	30**	1gTP,3gTP,D			X
<i>Quercus myrtifolia</i>	Myrtle Oak	40**	1gTP,3gTP,D			X
<i>Quercus virginiana maritima</i>	Sand Live Oak	40'-50**	1gTP,3gTP,D			X
<b>Medium to Large Shrubs &amp; Small Trees</b>						
<i>Callicarpa americana</i>	Beautyberry	5'	1gTP,TB,D			X
<i>Ilex vomitoria</i>	Yaupon Holly	20'	1gTP,TB,D			X
<i>Iva frutescens</i>	Marsh-Elder	11'	1gTP,TB,D		X	
<i>Rhus copallina</i>	Winged Sumac	10' (30')	1gTP,TB,D		X	X
<i>Screnoa repens</i>	Saw Palmetto	10' (30')	1gTP,TB,D			X
<b>Small Shrubs &amp; Ground Covers</b>						
<i>Schizachyrium scoparium (formerly maritimum)</i>	Bluestem		LT,TB	X		X
<i>Asclepias humistrata</i>	Sandhill Milkweed		LT,TB			X
<i>Bignonia capreolata</i>	Cross Vine		LT,TB			X
<i>Cakile lanceolata</i>	Sea Rocket		LT,TB	X		
<i>Ceratiola ericoides</i>	Seaside Rosemary		LT,TB			X
<i>Chrysoma pauciflosculosa</i>	Seaside Goldenrod		LT,TB	X		X
(T) <i>Chrysopsis gossypina cruiseana</i>	Cruise's Golden Aster		LT,TB	X		X
<i>Conradina canescens</i>	Beach Heather		LT,TB	X		X
<i>Cyperus sp.</i>	Sedge		LT,TB		X	
<i>Heterotheca subaxillaris</i>	Aster (Camphor weed)		LT,TB	X		X
<i>Hydrocotyle bonariensis</i>	Pennywort		LT,TB	X	X	X
<i>Ipomoea pes-caprae</i>	Railroad Vine		LT,TB	X		
<i>Ipomoea imperati (formerly stolonifera)</i>	Beach Morning Glory		LT,TB	X		
<i>Licania michauxii</i>	Gopher Apple		LT,TB			X
<i>Panicum amarum</i>	Beach Grass		LT,TB	X	X	
(E) <i>Polygonella macrophylla</i>	Large-leaved Jointweed		LT,TB			X
<i>Tradescantia ohioensis</i>	Spiderwort		LT,TB		X	X
<i>Uniola paniculata</i>	Sea Oats		LT,TB	X		X

T & E = State of Florida protected plant. Planting is strongly encouraged to help recover the species. Make sure the nursery you purchase the plant from is in the Association of Florida Native Plants; they follow all State regulations to grow and sell protected species.  
 \*Trees living in coastal dunes do not reach "normal heights." They tend to be stunted and "pruned" by the wind, sand, and salt spray. Plant small specimens preferably in protected areas such as on the landward side of the dunes.