



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification

Project: Pacheco Building Replacement	Future Land Use: C
Location: 101 W. Hood Drive	Zoning District: C-2
Property Reference #: 11-1S-30-1101-000-280	Development Review #: 07031189
Exhibit A: Wellhead Report	Exhibit B: Master Sign Plan
	Flood Zone: X

PROJECT DESCRIPTION

Redevelopment of a 0.26-acre parcel as a 3000 sq.ft. retail/commercial building with a minimum of 10 paved parking spaces. The redevelopment will provide one paved accesses on Hood Drive. The existing building has hurricane damage and will be removed. No "protected" trees will be removed from the site. Required vegetation will be provided within site landscape areas. 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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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.


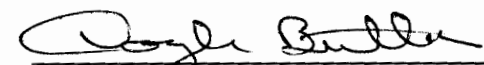
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. All state and/or federal permits or proof of exemption must be obtained prior to the issuance of an Escambia County Building Permit, 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 122 sq.ft. (81.7 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 master sign plan is attached as Exhibit B. A valid Escambia County Sign Permit must be obtained prior to erecting, constructing, altering, or relocating any site signage.
- 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 **Pacheco Building Replacement** 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		4-4-07
		Director, Engineering Department	Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial		4-4-07
		Director, Neighborhood and Environmental Services Department	Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial		4-4-07
		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

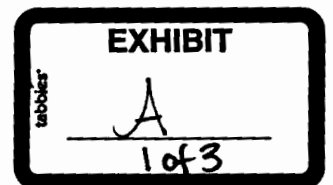
Pacheco Building

RBA Project No.: 2006170

Prepared For:

Escambia County Neighborhood and Environmental Services Department

March 29, 2007



1. Facility Address

The facility associated with this "Groundwater/Wellhead Impact Report" is identified as Pacheco Building located at the following address:

101 W. Hood Drive
Pensacola, FL 32534

2. Current Use of Site

This is currently developed and the existing building was severely damaged from recent hurricanes and has since been demolished. The existing building was 1,467 sf and was used for commercial retail (and/or office). The parcel area is 0.26 acres and is 88% impervious. The owner would like to construct a new 3,000 sf building to replace the previously damaged building and with the proposed replacement there is an overall site decrease in impervious area is 2,562 sf. The existing asphalt parking lot will be refurbished and some areas will be removed to provide for the addition of landscaped areas.

The water and sewer services are provided by Emerald Coast Utilities Authority. No monitoring wells exist on the subject parcel.

3. Proposed Use of Site

The proposed building will be used to perform typical services associated with an office or retail type uses.

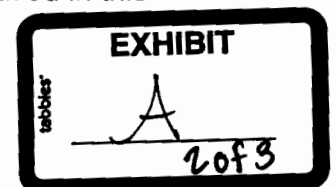
4. Substances Stored on Site

The following is an itemized list of substances stored on site and their respective uses:

- a. Cleaning Products – House hold and commercial cleaning products such as Comet, Windex, degreasers and mild detergents will be stored on the proposed site for cleaning purposes.

5. Additional Comments for the Neighborhood Environmental Services

Adverse impacts to ground water are not anticipated since with the proposed site improvements since a net decrease in impervious area is expected. Natural drainage patterns of the site will remain unchanged. Due to the decrease of impervious area, the proposed building replacement is exempt from meeting stormwater requirements set forth by the Escambia County LDC and F.A.C. 62-25. All substances list in section 4 of this report will be stored in their original containers inside the building in limited quantities not to exceed the quantities set forth in section 7.12.02.F.3 of the Land Development Code. No bulk storage containers or outside storage is designed for this site. All substances used in this facility will be disposed of through the site sanitary sewer system.



Tenant Notification Of Protected Wellhead

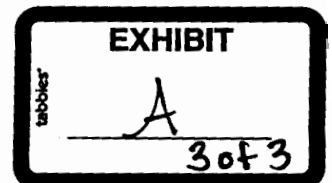
For

Pacheco Building

This notice is to serve as notification to the tenant that this development is located within the seven-year travel time contour of an existing protected wellhead. All restrictions listed in section 7.12.03.A (attached) of the Escambia County Land Development code will apply to the tenants of this development.

Tenant Acknowledgment

Date



MASTER SIGN PLAN

Pacheco Building Replacement

TOTAL ZONE LOT SIGN AREA, WALL AND FREESTANDING, IS LIMITED TO 122 SF (81.7x1.5). TOTAL WALL SIGN AREA IS ADDITIONALLY LIMITED TO 10% OF THE AREA OF WALL SURFACE FACING HOOD DRIVE. FREESTANDING SIGNAGE IS ADDITIONALLY LIMITED TO ONE SIGN PER STREET FRONTAGE, A MAXIMUM 100 SF IN AREA AND A MAXIMUM 20 FEET IN HEIGHT. EACH FREESTANDING SIGN IS REQUIRED TO HAVE A MINIMUM 10 FOOT SETBACK FROM RIGHTS OF WAY AND MUST MAINTAIN VISUAL CLEARANCE ALONG RIGHTS-OF-WAY AND AT INTERSECTIONS. ADDITIONALLY, A 13' SIGHT TRIANGLE SHALL APPLY TO RIGHT-OF-WAY & PRIVATE DRIVEWAY CONNECTIONS. A VALID ESCAMBIA COUNTY SIGN PERMIT MUST BE OBTAINED PRIOR TO ERECTING, CONSTRUCTING, ALTERING, OR RELOCATING ANY SITE SIGNAGE.

Wall Signage

*The total wall surface for the building facing Hood Drive (addressed building) is 829 sf (proposed wall surface facing Hood Drive is 16'-7" high by 50' long) - 10% of this number is 82.9 sf which is less than the total allowed sign area based on street frontage (122 sf), therefore, the most restrictive number is used and this amount is proportionally distributed amongst each unit. The sum of all wall mounted signs must not exceed 82.9 sf. See below for allowed wall signage area for each unit.

Leasable Unit	Allowed Sign Area (sf)
Unit 1	41.45
Unit 2	41.45
<i>Total wall sign area</i>	82.9

Freestanding Sign

The maximum freestanding sign area can not exceed 100 sf. See site plan for freestanding sign proposed location.

Leasable Unit	Allowed Sign Area (sf)
Unit 1	50
Unit 2	50
<i>Total freestanding sign area</i>	100

*NOTE: If the entire allocated sf for wall signs is not utilized, the difference can be applied towards the area of the freestanding sign as long as the total site signage does not exceed a total (wall and freestanding) of 122 sf and under no circumstances shall the freestanding sign exceed 100 sf in area.

