



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

MASTER PLAN DEVELOPMENT ORDER

Project Perdido Gardens Future Land Use MU-4
Location River Road Zoning District PRPK
Property Reference #s 14-3S-32-1001-000-108, Development Review # 07051656
-1001-001-008, and -1001-000-121

PROJECT DESCRIPTION

Development of a 24.80-acre (8.30 acres wetlands) 3-parcel site for single-family residential subdivision in three phases. The master plan proposes 27 lots within a 10.69-acre Phase I, 41 lots within a 9.11-acre Phase II, and 55 lots within a 5.00-acre Phase III. All lots will front paved private streets connecting to River Road and Semmes Street. Private stormwater ponds will accommodate site impervious cover. Potable water and sanitary sewer will be provided through connections to ECUA systems. Through the clustering provisions of LDC 7-13-04, R-3 site and building requirements may be applied.

This project is a revised design of a previously approved revised master plan (DRC #04081416) for the purpose of changing the areas of phases II and III and changing the land use of Phase III from multi-family to single-family. Phase I has been constructed and platted. **This County approval voids the Development Order for Perdido Gardens revised master plan, approved 10-27-04, and fully replaces the single-sheet site development plan, its drawings, specifications, and requirements.**

STANDARD CONDITIONS

- 1 This Development Order and accompanying approved master plan shall be effective for a period of 18 months from the date of issuance. Master plan approval shall expire and become null and void if an application for a Phase II or Phase III preliminary plat has not been submitted within the effective period. If the Development Order expires or is terminated and the applicant chooses to proceed with development of the project site, a new master plan application must be submitted for review and approval subject to the Code provisions at the time of the new application. Also, if development orders for the implementing preliminary plats are issued, but expire or are terminated, and the applicant chooses to proceed with development of the project site, a new master plan application must be submitted. Upon completion of the first of the remaining two phases of development, this master plan shall remain valid through the effective period of the final preliminary plat development order, provided that an application for that phase is submitted within 18 months of the completion of the previous development phase.