



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification**

Project: Perdido Gardens, Phase II

Location: River Road

Flood Zones: X, AE (5+3), and AO (depth 1')

Property Reference #s: 14-3S-32-1001-000-121,
-000-108, and -001-108

Future Land Use: MU-4

Zoning District: PRPK

Development Review #: 07041580

PROJECT DESCRIPTION

Subdivision of a 9.11-acre portion of a 24.80-acre 3-parcel site as the second phase of the Perdido Gardens Master Plan, second revision. Phase II will create 41 single-family residential townhouse lots along paved private streets with curb and gutter. The streets will be constructed within 40-foot wide rights-of-way having adjoining 5-foot wide utility easements. Private stormwater ponds will accommodate site impervious cover. Impacts to environmentally sensitive lands will be mitigated. Potable water and sanitary sewer will be provided through connections to ECUA systems. Under the clustering provisions of LDC 7.13.04, R-3 site and building requirements may be applied to the lots.

This project is a revised design of a previously approved revised preliminary plat (DRC# 04081422) for the purpose of changing the phase area and changing the use from single-family detached to attached. **This County approval voids the Development Order for Perdido Gardens, Phase II, approved 1-5-05, and fully replaces the 3-sheet preliminary plat, its specifications, and requirements.**

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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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

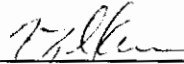
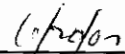
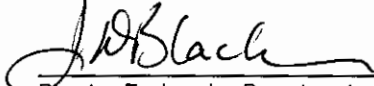
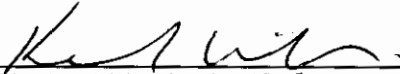
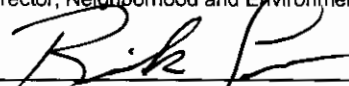
1. Signage is limited by the Land Development Code (LDC) to two identification signs per subdivision entrance, each a maximum 6 feet in height, a maximum 32 sq. ft. in area, and a minimum 10 feet setback from rights-of-way. Additionally, each sign must maintain visual clearance along rights-of-way and at 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. Perimeter fence/wall and subdivision signs cannot be approved through the subdivision infrastructure construction plan approval process. A separate permit application must be submitted to the Planning and Zoning or Building Inspections department for review and approval.
3. A wetland assessment and mitigation plan shall be submitted to Escambia County for review and approval. All required mitigation shall be completed according to the

approved plan, or adequate assurance provided, prior to the commencement of any development activity within or otherwise having an impact on jurisdictional wetlands. A separate conservation easement over all areas identified for preservation shall be recorded prior to or as a condition of final plat approval.

4. At least 90% of all on-site environmentally sensitive lands, including wetlands, shall remain undisturbed and be protected by a legally sufficient conservation easement. The conservation easement shall be recorded in the records of Escambia County prior to or as a condition of final plat approval.
 5. 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.
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Development Review Committee (DRC) Final Determination

Having completed development review of the second revised **Perdido Gardens, Phase II** 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 and Zoning Department	 _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Engineering Department	6-20-07 _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Neighborhood and Environmental Services Department	6/20/07 _____ Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 _____ Director, Building Inspections Department	6-20-07 _____ 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.