



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

UNRECORDED SUBDIVISION DEVELOPMENT ORDER

Project: Pine Bush Subdivision
Location: Bratt Road
Property Reference #: 11-5N-32-4301-000-001
Future Land Use: AA-4
Zoning District: VAG-2
Development Review #: 07010978

PROJECT DESCRIPTION

This proposed project is for the development of an unplatted single-family residential subdivision, located on Bratt Road. This is a three lot, 14.95-acre division, with each lot being approximately 3.81, 5.81 acres and 5.33 acres. Bratt Road is an existing 66-foot paved public right-of-way. Potable water and sanitary sewer will be provided through connections to Bratt-Davisville water and proposed septic tank systems.

STANDARD PROJECT CONDITIONS

1. This Development Order shall be effective for a period of 24 months from the date of issuance. Subdivision approval shall expire and become null and void if deeds for each of the subdivision lots or parcels have not been recorded in the public records of Escambia County within the effective period. If the Development Order expires or is revoked and the applicant chooses to proceed with subdivision of the project site, a new subdivision plat application must be submitted for review and approval subject to Code provisions and Level of Service conditions at the time of the new application.
2. This Development Order does not certify concurrency for development of the individual parcels of the subdivision or authorize site development to commence within the subdivision. Site development on an individual parcel of the subdivision requires separate site plan review and approval through the DRC process, and further subdivision of an individual parcel requires separate plat review and approval. Additionally, a valid Escambia County Building Permit must be obtained prior to any building construction.
3. All specifications and requirements, expressed or implied by note or drawing, in the subdivision plan approved with this Development Order must be fulfilled.
4. Deeds for each of the subdivision lots or parcels must be recorded in the public records of Escambia County within the effective period of this Development Order prior to the issuance of an Escambia County Building Permit for any individual lot or parcel of the subdivision.

5. 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.
 6. 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.
 7. 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 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. Plan modifications made 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.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **Pine Bush Subdivision** unrecorded subdivision 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:

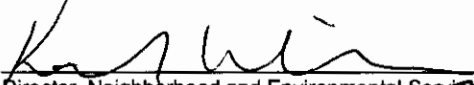
Approval Denial


Assistant County Administrator for Planning and Zoning Department 28 Feb 07
Date


Approval Denial


Director, Engineering Department 2-28-07
Date

Approval Denial


Director, Neighborhood and Environmental Services Department 2-28-07
Date

Approval Denial


Director, Building Inspections Department 2-28-07
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 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.