



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**Planned Unit Development
PRELIMINARY PLAT DEVELOPMENT ORDER
with Concurrency Certification**

Project: Cottages at Untreiner
Location: Untreiner Avenue
Property Reference #s: 10-1S-30-1101-130-008
and 10-1S-30-1101-140-008

Future Land Use: MU-1
Zoning District: R-3
Development Review #: 06121982
Flood Zone: X

PROJECT DESCRIPTION

Single-phase subdivision of a 9.65-acre 2-parcel site for 96 single-family residential lots along paved private streets with curb and gutter. The streets will be constructed within 30-foot wide rights-of-way with adjoining 8-foot and 10-foot wide utility easements. The subdivision will include additional private parcels for entrance features, a park, a lift station, and a stormwater pond. Potable water and sanitary sewer will be provided through connections to ECUA systems. Upon final planned unit development approval by the Board of County Commissioners, exceptions to the applicable R-3 zoning district and subdivision design provisions of the Escambia County Land Development Code are allowed as documented on the preliminary plat.

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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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. The park facilities, outdoor lighting, landscaping, and other amenities as documented on the preliminary plat, shall be included as part of the subdivision construction plan and completed as part of the required subdivision infrastructure prior to recording of the final plat.
3. Until final planned unit development (PUD) approval by the Board of County Commissioners (BCC), no development is authorized and no capacity allocations are made. Additionally, during the two required public hearings subsequent to DRC recommendation, the Planning Board and/or BCC may require plan modifications or attach other approval conditions to the PUD.

Development Review Committee (DRC) Recommendations to Planning Board

Having completed development review of the **Cottages at Untreiner residential planned unit development (PUD)** preliminary plat application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following recommendations to the Planning Board for a subsequent public hearing and recommendation to the Board of County Commissioners for a final determination:

Recommend:

Approval Denial


Assistant County Administrator for Planning & Zoning Department 23 MAY 07
Date

Recommend:

Approval Denial


Director, Engineering Department 5/23/07
Date

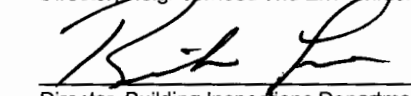
Recommend:

Approval Denial


Director, Neighborhood and Environmental Services Department 5/23/07
Date

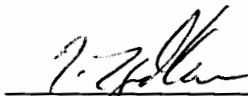
Recommend:

Approval Denial


Director, Building Inspections Department 5/23/07
Date

Final Determination by Board of County Commissioners (BCC)

In consideration of all applicable Escambia County regulations and ordinances, and the approval of the BCC as documented in the attached BCC meeting resume excerpt, the preliminary plat application referenced herein is approved. 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.


Director, Planning and Zoning Department 9/11/07
Date

Attachments: BCC meeting resume excerpt

RESUME OF THE REGULAR BCC MEETING – Continued

GROWTH MANAGEMENT REPORT – Continued

1. PUBLIC HEARINGS – Continued
2. Recommendation: That the Board, at the 5:45 p.m. Public Hearing, adopt an Ordinance to amend the Official Zoning Map to include Rezoning Cases Z-2007-17, Z-2007-18, Z-2007-19, and Z-2007-20 approved during the previous agenda item; and to provide for severability, inclusion in the Code, and an effective date.

Approved 5-0

Speaker(s) – None.

3. Recommendation: That the Board, at the 5:46 p.m. Public Hearing, approve the Development Plan for Cottages at Untreiner, a proposed 96-lot, residential Planned Unit Development on Untreiner Avenue, across from Hannah Street, requested by Thomas G. Hammond, Jr., P.E., of Hammond Engineering, Inc., Agent and Engineer for LJJ Developers, LLC, Owner.

Approved 5-0 to take the following action, based upon the recommendation of the Planning Board, the testimony, evidence, and exhibits presented, concerning the development plan for Cottages at Untreiner, a proposed 96-lot residential Planned Unit Development (PUD):

- A. **Adopt, as findings of fact, the statements set forth in the PUD criteria worksheet as adopted by the Planning Board;**
- B. **Expressly find that the project under review complies with each criteria set forth in Section 6.06.00(E)(2)(c) (1) through (5) of the Land Development Code (LDC);**
- C. **Expressly find that the project under review complies with the concurrency requirements of the LDC;**
- D. **Approve the PUD development plan; and**
- E. **Authorize the Chairman to endorse two copies of the approved PUD.**

Speaker(s) – None.