



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

**PRELIMINARY PLAT DEVELOPMENT ORDER**  
**with Concurrency Certification**

<b>Project</b> Roberts Ridge	<b>Future Land Use</b> MU-6
<b>Location</b> West Roberts Road	<b>Zoning District</b> V-5
<b>Property Reference #</b> 21-1N-30-2210-000-010	<b>Development Review #</b> 07050710
	<b>Flood Zone</b> X

**PROJECT DESCRIPTION**

Single phase subdivision of a 47.7-acre site for 61 single-family residential lots along a paved public street with curb and gutter. Development will include construction of a public stormwater pond. Potable water and sanitary sewer will be provided through connections to ECUA systems.

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 If this Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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