



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification

Project: West Marine Addition

Location: 3500 Barrancas Avenue

Property Reference #: 50-2S-30-5010-002-018

Flood: X

Future Land Use: MU-1

Zoning District: C-1 and RA-1 (OL)

Development Review #: 07021687

PROJECT DESCRIPTION

Construction of a 3373 sq.ft addition to an existing 3-tenant retail/commercial building on a 1.25-acre parcel. The building addition will eliminate four rear parking spaces, but the unmodified front lot will provide the required minimum paved parking. The existing paved accesses on Milton Road and Barrancas Avenue will remain. The on-site retention pond will be modified to accommodate the increased site impervious cover. No "protected" trees will be removed from the site. Replacements of former mitigation trees, buffering for adjoining residential uses, and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer are provided through connections to Peoples Water Service and ECUA systems respectively. The subject site is located within the 20-year Travel Time Contour of an existing protected wellhead (Peoples #4A).

STANDARD PROJECT CONDITIONS

1. This Development Order with concurrency certification shall be effective for a period of 18 months from the date of issuance. Site plan approval and concurrency shall expire and become null and void if a permit for the approved development has not been obtained from the Building Inspections Department (BID) within the effective period and no extension has been applied for. After issuance of such permit, site plan approval and concurrency shall only terminate upon permit expiration or revocation by the BID. The Board of Adjustment may grant one extension for a maximum of 12 months to the original effective period of the Development Order, but application for such extension must be submitted before termination of the initial 18-month period. If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants. If the applicant chooses to proceed with development of the project site, a new site plan 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 site development to commence. A valid Escambia County Building Permit must be obtained prior to any building construction. Site development as described on the approved site plan, including protected tree removal and grading, may occur under the authorization of the Building Permit. However, commencement of such activity prior to issuance of a Building Permit will require a separate **Pre-construction Site Work Permit**, or if no Building Permit is applicable will require a separate **Parking Lot Permit**, obtained from the Building Inspections Department, with erosion control, tree protection, and all other provisions of the approved site plan fully applicable and enforced.

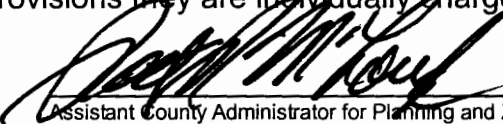
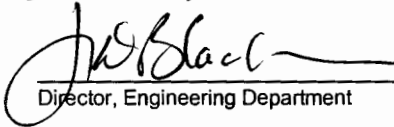
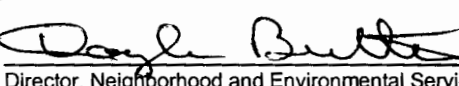
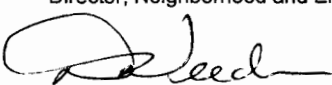
3. All specifications and requirements, expressed or implied by note or drawing, in the site development plans approved with this Development Order must be fulfilled.
4. All state and/or federal permits or proof of exemption must be obtained prior to the issuance of an Escambia County Building Permit, with a copy provided to the County; including, but not limited to, FDEP drainage and FDOT driveway connection permits.
5. 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.
6. 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 construction of 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. Initiating construction of plan modifications 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.
7. A copy of this Development Order and the approved site development plans must be maintained and readily available on site once any construction activity has begun, including clearing and grading. The approved building construction plans must also be on site once any building construction has begun.

SPECIAL PROJECT CONDITIONS

1. A copy of the groundwater/wellhead impact report is attached as Exhibit A, and the provisions therein are conditions of this development order.
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Development Review Committee (DRC) Final Determination

Having completed development review of the **West Marine Addition** site plan 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	 Assistant County Administrator for Planning and Zoning Department	<u>4-4-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 Director, Engineering Department	<u>4-4-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 Director, Neighborhood and Environmental Services Department	<u>4-4-07</u> Date
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	 Director, Building Inspections Department	<u>4-4-07</u> 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.

Attachment: Groundwater / Wellhead Impact Report, Exhibit A

Groundwater / Wellhead Impact Report

WEST MARINE ADDITION

RBA Project No.: 2007013

Prepared For:

Escambia County Neighborhood and Environmental Services Department

March 16, 2007



MAR 23 2007

1. Facility Address

The facility associated with this “Groundwater/Wellhead Impact Report” is identified as West Marine located at the following address:

3500 Barrancas Avenue
Pensacola, FL 32507

2. Current Use of Site

The current site is currently developed with a one story metal commercial building – a building addition is proposed for the existing building (3,373 sf storage addition).

3. Proposed Use of Site

The proposed building addition will be used to store merchandise intended for sale in the attached retail space. The existing building will continue to be used for the marketing and sale of the retail stores product.

4. Substances Stored on Site

The following is an itemized list of chemical and oil products that will be used at the proposed site:

- a. General Use Cleaning Supplies (i.e. soaps, detergents, and disinfectants)

5. Additional Comments for the Neighborhood Environmental Services

Adverse impacts to ground water are not anticipated since runoff generated from the site will be conveyed to an onsite retention system that will provide treatment that exceeds treatment requirements set forth by F.A.C. 62-25. All substances listed in section 4 of this report will be stored in their original containers. All substances used in this facility will be disposed of through the site sanitary sewer system unless specifically noted otherwise in the attached information.

Tenant Notification Of Protected Wellhead

For

WEST MARINE

This notice is to serve as notification to the tenant that this development is located within the twenty-year travel time contour of an existing protected wellhead. All restrictions listed in section 7.12.03.B (attached) of the Escambia County Land Development code will apply to the tenants of this development.

Tenant Acknowledgment

Date