



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification

Project Barcelona Condominium
Location 13952-60 River Road
Property Reference #s 14-3S-32-1001-000-134,
-1001-000-135 and -1001-001-135
Future Land Use MU-4
Zoning District R-2PK and CGPK
Development Review # 07080851
Flood Zone AE (5 + 3) and X

PROJECT DESCRIPTION

Redevelopment of a 5.87-acre 3-parcel site for a 52-unit residential condominium. The four existing dwelling units and related improvements will be removed. The condominium will include one 40-unit 4-story building, three 4-unit 3-story buildings, a boat garage with clubhouse, and an outdoor swimming pool. The development will be limited to a single paved access on River Road and provide a minimum of 78 garage and outdoor paved parking spaces. An on-site retention pond will be constructed to accommodate increased site impervious cover. Fifteen "protected" trees will be removed from the site. Replacement trees, buffering for adjoining single-family residential uses, and other required vegetation will be provided within site landscape areas. Potable water and sanitary sewer will be provided through connections to ECUA systems. The previously approved development plan for Barcelona Condominium (DRC #04116407) expired without initiation of construction.

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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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