



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

UNRECORDED SUBDIVISION DEVELOPMENT ORDER
with Concurrency Certification

Project: Binkley Place Subdivision
Location: 8240 Binkley Street
Property Reference #s: 17-1S-30-2101-000-037
Flood Zone: X

Future Land Use: MU-1
Zoning District: R-3
Development Review #: 07021966

PROJECT DESCRIPTION

Subdivision of a 2.63-acre parcel, along Binkley Street, an existing paved public street, into four single-family residential lots (.17-acres each) and the remaining 1.95-acre lot will serve as a wetland conservation area. 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 24 months from the date of issuance. Subdivision approval and concurrency 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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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 subdivision 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. 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. No development activities may commence in areas regulated by state or federal agencies unless all required state and federal permits, or proof of exemption, have been obtained and 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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SPECIAL PROJECT CONDITIONS

1. A wetland assessment and mitigation plan shall be submitted to Escambia County for review and approval. All required mitigation shall be completed according to the approved plan, or adequate assurance provided, prior to the commencement of any development activity within or otherwise having an impact on jurisdictional wetlands. A separate conservation easement over all areas identified for preservation shall be recorded.

Development Review Committee (DRC) Final Determination

Having completed development review of the **Binkley Place Subdivision** unrecorded subdivision application referenced herein, in accordance with requirements of applicable Escambia County regulations and ordinances, the DRC makes the following final determination:

- Approve The development plan 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.

- Deny The development plan is denied for the reasons noted below. The applicant may appeal the decision within 15 days from the date below 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.



Chief, Development Services Bureau



Date