



**THE COUNTY OF ESCAMBIA**  
PENSACOLA, FLORIDA

**SITE PLAN DEVELOPMENT ORDER**  
**with Concurrency Certification**

<b>Project</b> Detroit Blvd Value Place	<b>Future Land Use</b> C
<b>Location</b> 2310 W Detroit Blvd	<b>Zoning District</b> C-2
<b>Property Reference #</b> 12-1S-31-3203-000-015	<b>Development Review #</b> 06040401
	<b>Special Flood Hazard Area</b> X

**PROJECT DESCRIPTION**

Development of a 2.49-acre parcel as an 11,000 sq ft hotel with a minimum of 91 paved parking spaces. The development will provide one paved access on Detroit Boulevard. An on-site retention pond will be constructed to accommodate the increased site impervious cover. Twenty seven (27) "protected" trees will be removed from the site. Replacement trees, buffering for adjoining 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.

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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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