



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**UNRECORDED SUBDIVISION DEVELOPMENT ORDER
with Concurrency Certification**

Project Harmon Resident Subdivision **Future Land Use** MU-6
Location 2620 Nowak Dairy Road **Zoning District** VAG-2
Property Reference #s 29-1N-31-3301-000-006 **Development Review #** 08020344
Flood Zone X

PROJECT DESCRIPTION

This proposed project is for the development of an unplatted single-family residential subdivision, located off of Nowak Dairy Road. This is a one lot, 7.65-acre subdivision. Potable water and sanitary sewer will be provided through connections to Farm Hill Water and a proposed septic tank system.

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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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