



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

SITE PLAN DEVELOPMENT ORDER
with Concurrency Certification

Project Pyritz Dental Office
Location 8580 University Blvd
Property Reference # 14-1S-30-6206-004-001
Flood Zone X

Future Land Use MU-1
Zoning District C-1
Development Review # 07072550
Exhibit A Wellhead Impact Report

PROJECT DESCRIPTION

Development of a 41-acre parcel for a 2822 sq ft single story dental office building with a minimum of 15 paved parking spaces. The development will provide one paved access from University Parkway and the construction of a retaining wall. On-site detention will be constructed to accommodate the increased site impervious cover. No "protected" trees will be removed from the site. Frontage trees, landscaping, 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 approval. 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 If the Development Order expires or is revoked, allocated capacity will be withdrawn and made available to other applicants.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